bruntwood
SciTech

Union
Albert Square
Manchester
M2 6LW

+44 (0)161 212 2222
bruntwood.co.uk

Angela Leckie
MCC Planning Department
Manchester,
M60 2LA

11th May 2026

To Whom it may concern,

RE: Decision Notice 136934/FO/2023 - Condition 40 Roof Terrace Hours of Operation
Greenheys

I am writing to provide confirmation of the operational hours for the second floor roof terrace at the Greenheys building, as required under Condition 40 of the above decision note.

In line with the adjacent BASE building, we confirm the roof terrace operation hours will be *08:00 to 22:00, Monday to Sunday.*

The roof terrace will be used exclusively by UKBiobank staff and visitors. These hours are considered appropriate when assessed against the location, orientation and proposed use of the two terraces. The east-facing terrace, overlooking Manchester Science Park, will accommodate any occasional small-scale events. Its position facing non-residential uses and its open outlook will significantly reduce the potential for noise to reach sensitive receptors.

The west-facing terrace, which faces towards the nearest residential properties, will primarily be used by staff, informal meetings and occasional visitors. The frequency of use will be modest and activity will remain low-intensity. All staff and visitors will be expected to act considerately to ensure noise is kept to a minimum. Additional landscaping across both terraces will further assist in mitigating noise. The proposed soft landscaping and planters will help to absorb and break-up noise activity.

Should you have any queries in relation to the above, please do not hesitate to contact the undersigned.

Yours sincerely,

Josh Woolgar