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9 July 2026

Planning Department
Manchester City Council
PO Box 532
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Manchester
M60 2LA

FAO Jennifer Atkinson

Dear Jennifer

Manchester Digital Campus
Application for Non-Material Amendments to Planning Permission 141607/FO/2024 (as amended by 145162/NMC/2026) to allow for a phased enabling works package

Please find enclosed an application under Section 96(a) of the Town and Country Planning Act 1990 (as amended) in order to make a Non-Material Amendments ("NMA") to Planning Permission Ref. 141607/FO/2024 (as amended by 145162/NMC/2026) to allow for a phased enabling works package.

The Applicant is the Government Property Agency ("the Applicant").

Background

Manchester Digital Campus was granted Planning Permission on 21 February 2025 (Ref. 141607/FO/2024 (as amended)).

At the time of determination, it was intended that the development would come forward in two phases: (1) an initial enabling works phase and (2) the main construction works phase to build the proposed office buildings. Condition 01 of the Decision Notice defines these two phases.

Following determination and through engagement with the proposed contractors, the construction programme has evolved and the enabling works are now proposed to be delivered in two phases / work packages:

- Phase 01 will comprise site set-up, demolition, remediation, service diversions, reduced-level dig and associated works.

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- Phase 02 will comprise the permanent boundary treatments to the school and Rochdale Canal. The canal boundary treatment was not included in the original enabling works definition but will now be also delivered before the main construction phase to reduce disruption and provide screening to the canal during the main works.

This phasing will allow the remediation and groundworks packages to progress on site and help maintain the overall development programme while the detailed boundary design is developed. It will also reduce delivery risk by allowing the boundary design to be informed by information obtained during the groundworks.

To confirm, the GPA remains committed to delivering the permanent school boundary treatment (plus additionally the permanent canal boundary treatment) during the enabling works phase to limit disruption and provide screening before the main works commence.

Proposed Non-Material Amendments

In order to facilitate the changes summarised above, we propose to amend the wording of Conditions 01 and 54 to reflect the phased enabling works package. The proposed revised wording is below, with the additional text noted in green:

Condition 01:

1) In this permission, the following definitions are applicable:

- *Enabling Phase 01: to include site set up (erection of hoardings, siting of cabins and securing of the site and vegetation clearance), above ground demolition, ground remediation, disconnection of services, gas main relocation, reduce level dig (including archaeological works and culvert investigations), ~~erection of permanent boundary treatment to the school and~~ highway improvement works or other associated works of the development.*
- *Enabling Phase 02: erection of permanent boundary treatments to the school and Rochdale Canal.*
- *Construction Phase: to include the building of the North and South Building including associated hard and soft landscaping, public realm and other associated works of the development.*

Condition 54 (Details of the Boundary Treatments)

54) Prior to the commencement of the Enabling Phase 02 (save for site set up (including erection of hoardings, siting of cabins and securing of the site, and vegetation clearance)), details of the siting, scale and appearance of boundary treatment to the school and canal shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.

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Summary

The Proposed Amendments in this NMA Application will not materially change the consented scheme approved under the Planning Permission Ref. 141607/FO/2024 (as amended). The approach to this NMA Application has been agreed in-principle with the Local Planning Authority and in advance of this application submission.

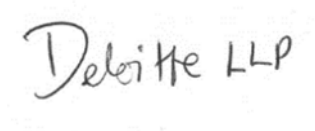
This application comprises this Covering Letter and the relevant Application Form and Notices prepared by Deloitte.

The Application has been submitted via the Planning Portal under Reference: PP-15071352. The application fee of £309, in addition to the prerequisite Planning Portal service charge, has been paid online.

We trust that the above information is suitable to enable approval of this application.

We would be grateful for written confirmation of the receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact my colleagues Eve Grant (evgrant@deloitte.co.uk / +44 161 455 6483) or Matthew Lam (0161 455 8448 / mlam@deloitte.co.uk).

Yours sincerely



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