Latos Manchester East

Statement of Consultation

Prepared by Counter Context Ltd

MARCH 2026

2026 ©

Table of Contents

List of Figures 3
List of Tables 3
1. Introduction 4
1.1 Overview 4
1.2 Site Location 4
1.3 Overview of the Proposed Development 4
1.4 Policy Requirements 5
2. Pre-Application Public Consultation Activities 7
2.1 Introduction 7
2.2 Engagement with Elected Representatives 7
2.3 Publicising the Consultation 7
2.3.1 Consultation postcard 7
2.3.2 Direct outreach to local community organisations 8
2.3.3 Media coverage 8
2.4 Consultation Website 9
2.4.1 Website activity 10
2.4 Consultation Drop-In Event 10
2.5 Methods for Receiving Feedback 11
2.5.1 Email Address 11
2.5.2 Online Feedback Form 11
3. Pre-Application Consultation Feedback 12
3.1 Summary of Feedback Received 12
3.2 Analysis of Feedback 12
3.2.1 Responses to Closed Questions 12
3.3 Consideration of Pre-Application Consultation Feedback 13
3.2.2 Consideration of Issues 13
4. Conclusion and Influence of Consultation on the Proposals 19
5. Appendices 20
5.1 Appendix 1: Consultation postcard 20
5.2 Appendix 2: Consultation exhibition boards 21
5.3 Appendix 3: Consultation questionnaire 26

2026 ©

List of Figures

Figure 1: Site Location. 4
Figure 2: Consultation postcard distribution area. 8
Figure 3: Screenshots of the articles that appeared in Place North West (left) and The Business Desk. 8
Figure 4: Screenshots of the consultation website. 10
Figure 5: Graph showing the website activity during the consultation period. 10
Figure 6: Photo from the consultation drop-in event. 11

List of Tables

Table 1: Engagement with ward councillors 7
Table 2: Type of feedback received. 12
Table 3: Applicant's Response Table 18

2026 ©

1. Introduction

1.1 Overview

This Statement of Consultation has been prepared by Counter Context Ltd on behalf of Latos Manchester Limited, hereby referred to as 'the Applicant,' in respect of the development of Latos Manchester East (referred to as 'the Scheme'). It provides:

- An account of the pre-application consultation undertaken with local residents, local community groups, local councillors and other key stakeholders about the proposals.
- A summary of the feedback received from these consultees.
- Evidence that this feedback has been considered in the development of these proposals.

The pre-application consultation strategy was designed in line with the National Planning Policy Framework (NPPF) (2025).

1.2 Site Location

The proposed site is located close to the Lowry Park industrial area, on the corner of Bower Street and Ten Acres Lane, next to the Rochdale Canal. The brownfield site is currently vacant and sits within an area of commercial, employment, industrial, warehousing and residential uses.

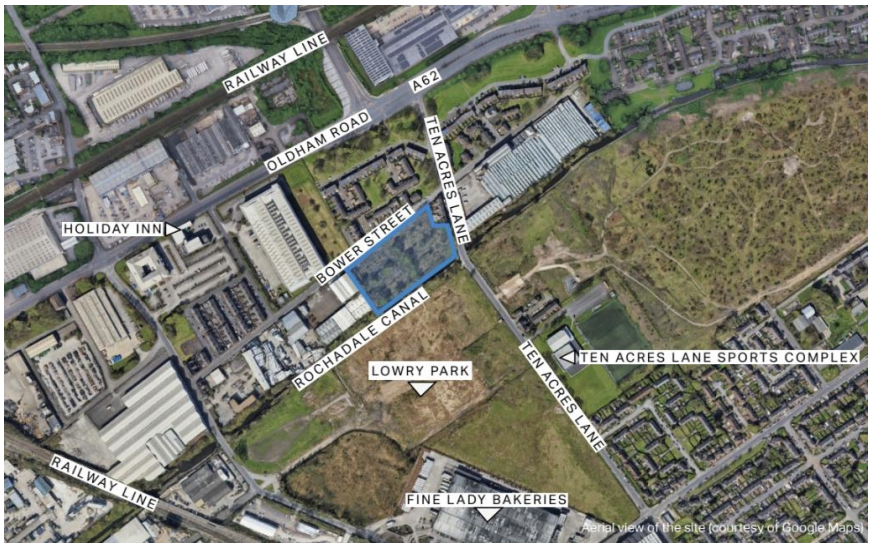


Figure 1: Site Location.

1.3 Overview of the Proposed Development

The proposals for the site include:

- A Neural Edge Data Centre (arranged across two buildings), a new type of facility designed to handle the fast-growing demand for digital services and artificial intelligence.
- Customer areas, staff facilities, welfare provision and other supporting functions required for day-to-day operation of the site.
- 8 parking spaces provided for staff and visitors, alongside secure cycle parking.
- Hard and soft landscaping.

2026 ©

1.4 Policy Requirements

Conducting an early and transparent pre-application consultation is consistent with the guidance within the National Planning Policy Framework (NPPF) (2025)

Paragraph 40 of the NPPF states that:

> *Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.*[1]

The NPPF goes on to state that:

> *[Local Authorities] should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.*[2]

…

> *Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.*[3]

This Statement of Consultation also fulfils a formal recommendation of the Local Planning Authority to provide people with an opportunity to feed into the design process of a scheme at an early stage.

Manchester City Council's adopted Statement of Community Involvement (2025) sets out '*how developers can ensure that there is an effective opportunity for people to comment and steer development*' .

In providing guidance to developers on how they should carry out pre-application consultation, Manchester City Council's Statement of Community Involvement provides recommendations on the types of methods that developers can adopt as part of their pre-application consultation strategy.

> *Pre-application consultation is beneficial to both the community and the developer as it allows the developer to design a proposal which takes on board the opinions of the community…*
>
> *…The format of the consultation that the developer uses is likely to be discussed with us as part of pre-application discussions, to help ensure that there is an effective opportunity for people to comment and steer development. The following methods are likely to be suitable and should be used as appropriate:*
>
> - *Letters sent to residents and businesses in nearby streets telling them what is proposed, how they can get more information and how they can give the developer their views*
> - *Public exhibition in an accessible location close to the development (e.g. library or supermarket) which tells the public about what is happening and gives them an opportunity to make comments*

[1] Secretary of State for Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2025, paragraph 40.
[2] Secretary of State for Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2025, paragraph 41.
[3] Secretary of State for Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2025, paragraph 137.

2026 ©

- *A website set up by the developer*
- *Leaflets distributed to nearby streets and placed in facilities near the proposed developments which have a tear off slip for comments*
- *Social media used by the developer to advertise the development and associated consultation events…*

…We can't require developers to carry out pre-application consultation using the methods set out above, but it is encouraged. Where developers have not engaged with local residents and businesses, it is possible that an application could generate more objections once submitted. This could result in the developer having to amend their application to address the objections which could delay the decision making process.[4]

From the beginning of the development process, the Applicant set out to undertake a transparent and meaningful consultation with the local community. Throughout the process, stakeholders and local people had the chance to provide feedback to the Applicant and engage in an ongoing dialogue through the consultation channels.

[4] Manchester City Council, Statement of Community Involvement, August 2025, pages 31-32.

2026 ©

2. Pre-Application Public Consultation Activities

2.1 Introduction

This section of the Statement of Consultation sets out the range of activities undertaken as part of the pre-application consultation, which ran for 19 days from **Thursday 26 February to Monday 16 March 2026**.

The approach to consultation was discussed with officers at Manchester City Council during the pre-application stage, including a briefing on 22 January 2026, to ensure it reflected their expectations and feedback.The key aspects of the consultation are outlined in **Sections 2.2** and **2.5**.

2.2 Engagement with Elected Representatives

Prior to the launch of consultation, emails were issued to Miles Platting and Newton Heath ward councillors to introduce the proposals. **Table 1** outlines the correspondence the Applicant's team sent to the ward councillors ahead of the launch of the public consultation.

Date	Correspondence
3 February 2026	First email to introduce Latos Data Centres, the proposed development site and a high-level summary of the proposals, with a request to set up a briefing session to provide a fuller introduction to the team and the project.
11 February 2026	Follow-up email to re-state the offer of the briefing session.
20 February 2026	Follow-up email to let the councillors know the confirmed consultation date; the date, time and location of the in-person consultation event; and to provide the map of the consultation postcard distribution area. This email re-stated that the Applicant's team would be keen to give the councillors a fuller introduction of the proposals, either before, during, or after the consultation.

Table 1: Engagement with ward councillors

2.3 Publicising the Consultation

2.3.1 Consultation postcard

A consultation postcard was delivered to all residential and business addresses within a distribution area of 1,152 addresses (see **Figure 1***: Site Location.*) at the start of the consultation period.

The A5 sized postcard introduced the proposals and directed recipients towards the consultation website to find out more and provide their feedback via the dedicated online feedback form or by email.

The postcard was subsequently distributed to 60 additional addresses within the Central Park area on 3 March 2026 to further publicise the consultation opportunities and the drop-in event.

The consultation postcard is provided in **Appendix 1.**

2026 ©

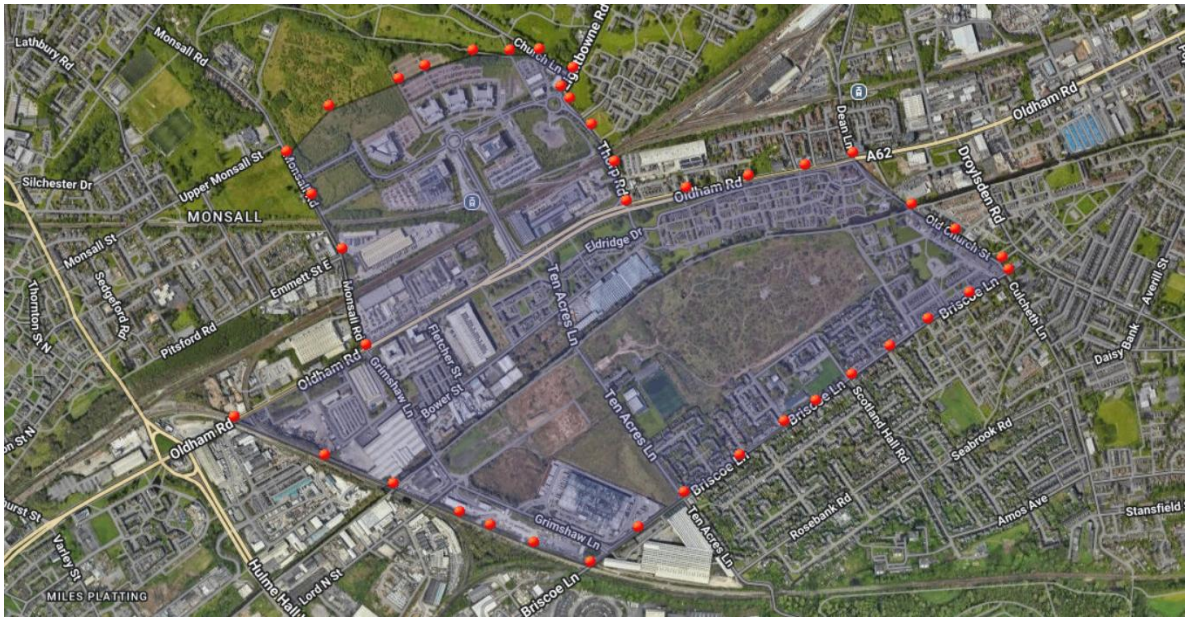


Figure 2: Consultation postcard distribution area.

2.3.2 Direct outreach to local community organisations

Upon launch of the consultation, introductory emails were also issued to the following local community groups and organisations on 26 February 2026, these included:

- Striling Centre Newton Heath
- Ten Acres Lanes Sports Complex
- North Manchester Together
- North Manchester Community Partnership

2.3.3 Media coverage

A press release was issued on Thursday 26 February to a range of local and regional publications.

It provided introductory information about the proposals and details of the public consultation, including the consultation website and the in-person drop-in event.

Articles subsequently appeared in Place North West and The Business Desk. Coverage in Place North West generated 53 click-throughs to the consultation website.

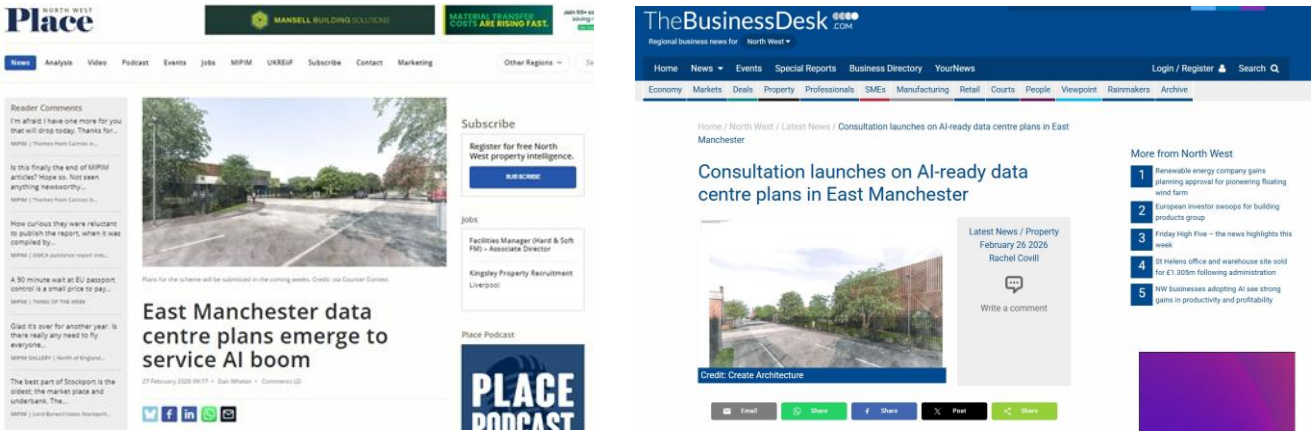


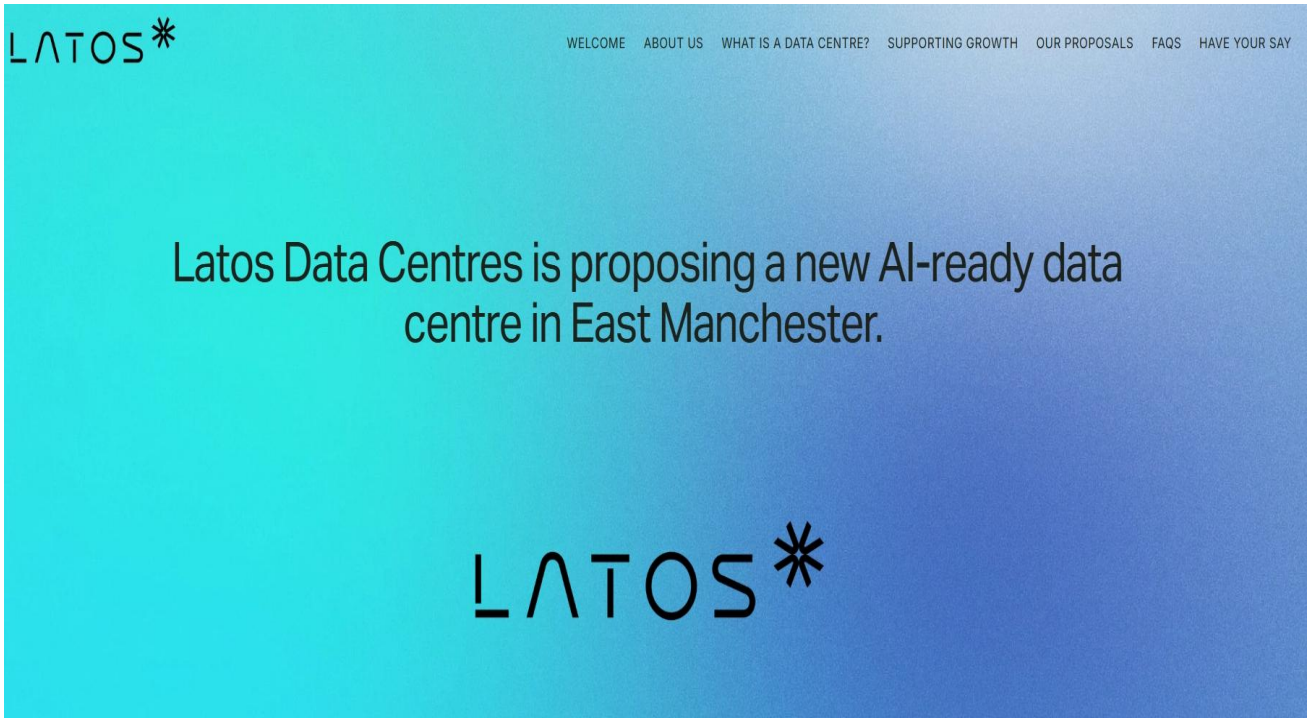
Figure 3: Screenshots of the articles that appeared in Place North West (left) and The Business Desk.

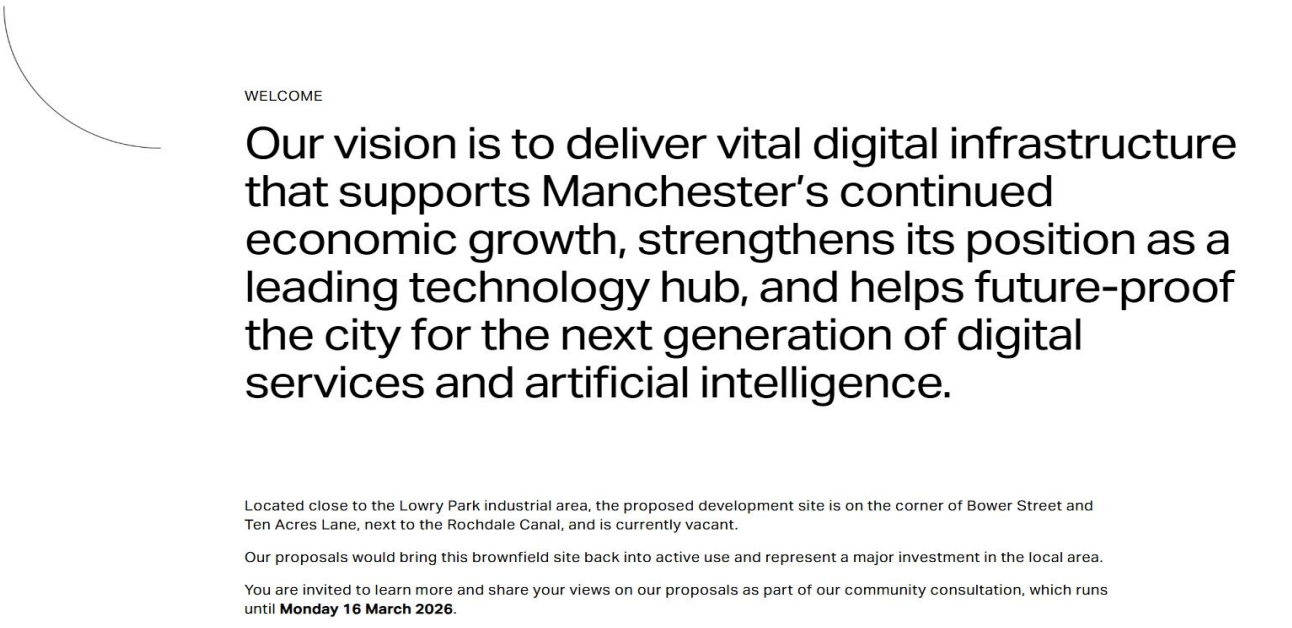
2026 ©

2.4 Consultation Website

A dedicated consultation website (**www.latos-mcreast.co.uk**) went live at the start of the consultation period. The site provided information about the proposals and the consultation process. It also included a 'Have your say' section with a link to an online feedback form and the project email address so that people could provide feedback.

An electronic (PDF) version of the exhibition boards displayed at the in-person event was available to view and download from the site.





2026 ©

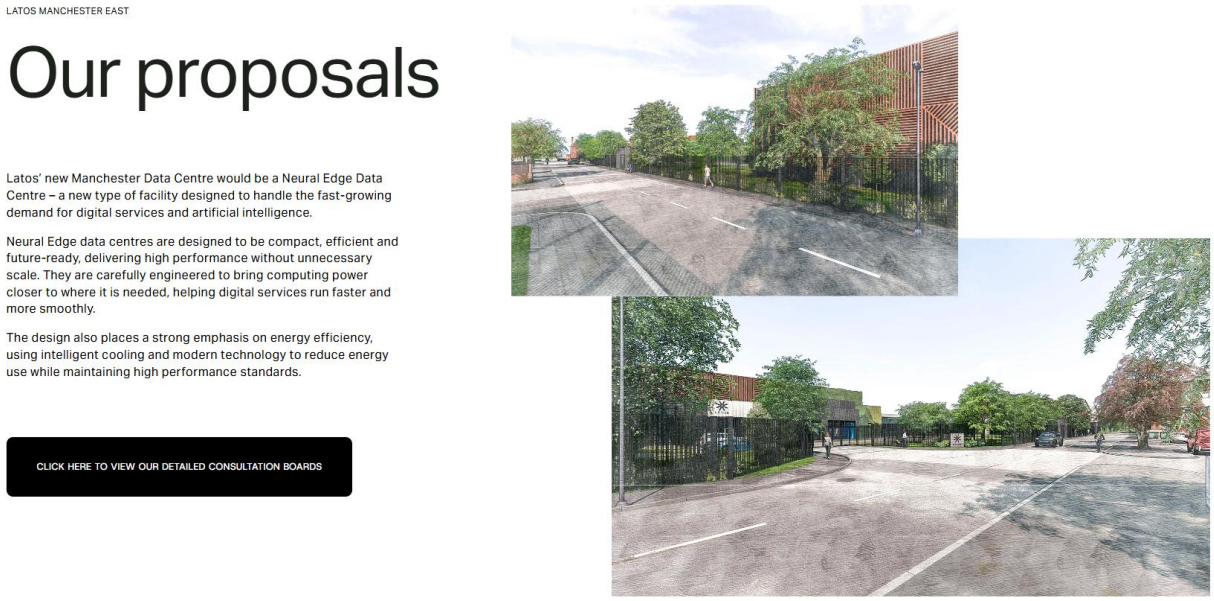


Figure 4: Screenshots of the consultation website.

2.4.1 Website activity

The consultation website saw a total of 204 visits from 181 unique visitors over the consultation period.

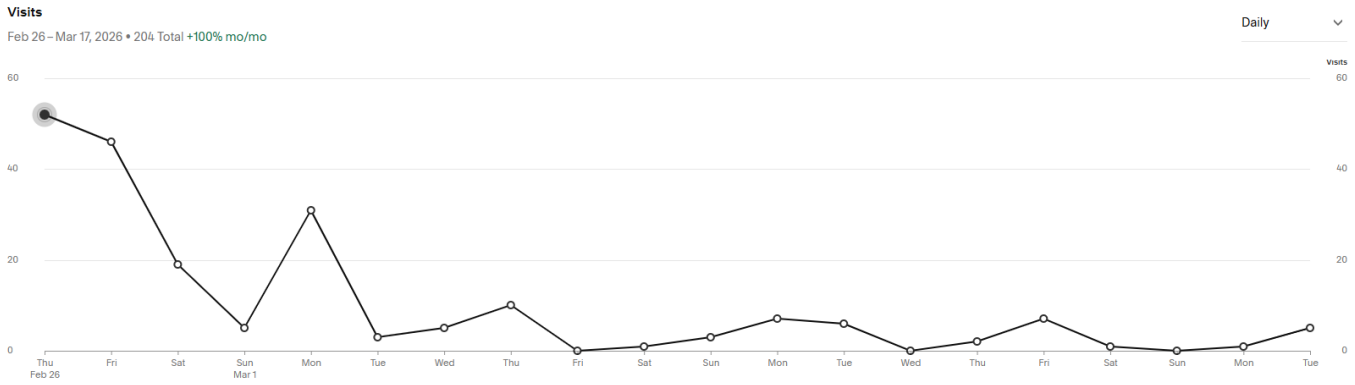


Figure 5: Graph showing the website activity during the consultation period.

2.4 Consultation Drop-In Event

As part of the consultation, a public drop in event was held at Newton Heath Library on **Monday 9 March 2026** from **15:00 to 18:30**. The event provided people with an opportunity to view the plans in more detail, ask questions and speak to members of the Applicant's team, and provide feedback.

Newton Heath Library was chosen as an accessible location within the local area, known to local people.

Representatives from Latos Manchester Limited (The Applicant), Create Architecture (Architect), CW Studio (Landscape Architect), EKPS (Planning Consultant) and Counter Context (Consultation and Engagement Consultant) were present at the event.

2026 ©

Printed copies of the online feedback form were available for attendees to submit feedback.

The event display is provided in **Appendix 2**, and the feedback form is provided in **Appendix 3**.

A total of three members of public attended the drop-in event.



Figure 6: Photo from the consultation drop-in event.

2.5 Methods for Receiving Feedback

2.5.1 Email Address

The project email address (**info@latos-mcreast.co.uk**) was publicised on the consultation website, allowing people to contact the consultation team with any questions, as well as offering an alternative channel to submit feedback.

2.5.2 Online Feedback Form

An online feedback form was included on the consultation website on the ‘Have your say’ page. The feedback form is provided as **Appendix 4**.

2026 ©

3. Pre-Application Consultation Feedback

3.1 Summary of Feedback Received

In total, five responses were received during the pre-application consultation via the following channels:

Response Type	Number
Online feedback form	5
Paper feedback form	0
Email	0
Total	**5**

Table 2: Type of feedback received.

All of the responses received during the pre-application consultation period have been logged and considered by the Applicant's team.

3.2 Analysis of Feedback

The feedback included a multiple choice question and a series of open questions about the proposals.

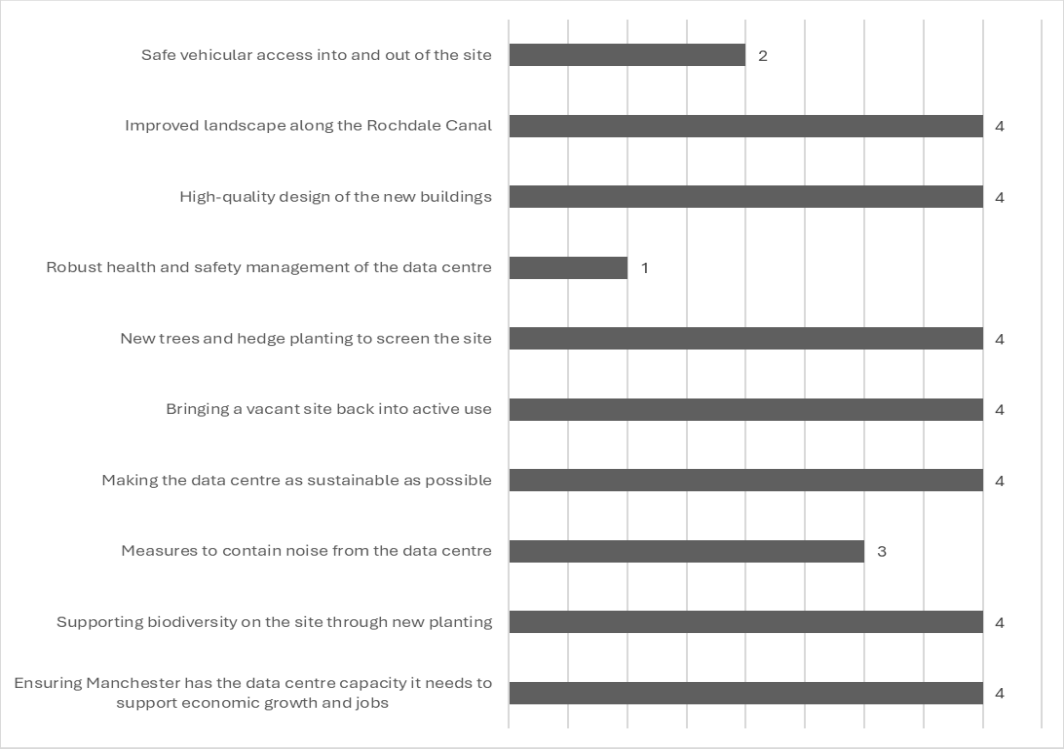
Here follows a summary of the answers received through the multiple choice question asked as part of the online feedback form.

Comments received through the open text questions included in the feedback form and received during the in-person event are included and responded to in **Section 5**.

3.2.1 Responses to Closed Questions

7.2.4 We are proposing to bring a new next generation data centre to East Manchester. Which elements of our proposals are most important to you? (Select as many as you like).

(5 people responded to this question).



2026 ©

3.3 Consideration of Pre-Application Consultation Feedback

3.2.2 Consideration of Issues

The issues raised by respondents and how they have been considered and responded to by the Applicant is provided in **Table 3** below.

Comments	Applicant Response
Do you have any comments on our proposals for Latos Manchester East, including the design and layout?	
Concern about proximity to neighbouring residential properties, with particular mention of noise, increased electricity costs and increased air and water pollution.	**Proximity to nearby properties** The proposed development site is located just off Bower Street, within the Miles Platting and Newton Heath ward, within Manchester City Council's administrative boundaries. Located close to the Lowry Park industrial area, the proposed development site is bounded by Bower Street, Ten Acres Lane and the Rochdale Canal. As part of the design process, the design team undertook a study to review the existing heights within the local area. The proposal sits comfortably within the height of the neighbouring buildings and is set back from the lower height residential properties. **Noise** A detailed baseline noise survey has been carried out to understand existing background sound levels in the area. Once operational, specialist acoustic enclosures and screening will be installed around plant equipment, such as cooling and ventilation systems. These measures will ensure that noise from the facility remains below existing background noise levels at the nearest noise-sensitive locations during both the day and night. As a result, operational noise from the data centre is expected to be very low and should not cause disturbance to nearby residents. This is in line with Manchester City Council requirements. **Electricity costs** The data centre will connect directly to the grid via new, dedicated substations. It will not take electricity from the local residential supply. This means the development will not reduce electricity available to local residents. The connection will be agreed with the network operator to ensure there is sufficient capacity and that local supply remains secure and reliable.

2026 ©

	Air Quality Temporary dust may be generated during construction, as with any building project. This would be carefully managed through a Dust Management Plan, regular site inspections to monitor compliance with the plan, and other standard control measures to minimise impacts on nearby residents. Once operational, the facility would generate minimal traffic, reuse heat from its operations to provide hot water and heating, and only operate backup generators during limited testing periods or in the event of a power outage. As a result, the data centre is expected to have very limited impacts on local air quality. **Water Pollution** Next-generation data centres are designed to minimise their need for water. The facility will use a modern closed loop cooling system, where water is recirculated rather than constantly drawn from the mains supply. A preliminary contamination risk assessment has been undertaken as part of the preparation of the planning application. This risk assessment considers any potential contamination sources, pathways and receptors associated with the development. The potential receptors included the canal, as well as neighbouring buildings, vegetation, workers on site, and residents and workers in the neighbouring area. This assessment concluded that the overall risk to groundwater is thought to be Low to Very Low due to the limited potential contamination sources and absence of plausible pathways. In addition, this assessment assessed that the site is not at risk from flooding.
It looks like a high quality proposal that will enhance the local area.	The Applicant welcomes these comments.
Looks modern and beautiful.	

2026 ©

Concern that the data centre will not provide benefits to local people, and will not create many new jobs. Associated concern that “improving digital efficiency” will not have any impact on the local area. Concern expressed that the data centre isn’t needed and that the AI bubble will burst.	The proposals would bring a vacant brownfield site back into active use, supporting regeneration in the area and avoiding development on greenfield land. Well-designed buildings, alongside enhanced landscaping and planting around the site will help improve the look and feel of the site and the surrounding area, including the canalside environment. Whilst a number of direct jobs will be created by the construction of the facility along with off-site roles upon completion, due to the operating nature of a data centre, fulltime onsite staffing will be lower numbers than other types of commercial premises. While data centres typically require lower numbers of onsite staffing, they provide important digital infrastructure that supports a much wider digital economy. The facility would enable Manchester’s growing community of digital, creative and technology businesses to operate, scale and compete nationally and internationally. It would also help keep data stored securely in the UK and improve digital resilience across Greater Manchester. More broadly, developments such as this can help attract inward investment, support innovation and contribute to high-value employment across the region. They also provide future-ready infrastructure needed to support the continued growth of cloud computing, artificial intelligence and data-driven services.

2026 ©

Is there anything else you think we need to consider before we finalise our proposals and submit a planning application?	
Concern about the risk to the local canal ecosystem.	**Canal Ecosystem** The nearby Rochdale Canal, which is designated as a Site of Biological Importance, will be protected with a 5-metre vegetated buffer and enhanced with additional tree and shrub planting to support wildlife movement along the corridor. New habitats will also be created within the site, including native tree planting, scrub, wildflower grassland and hedgerows, alongside features such as bird boxes, bat boxes and amphibian hibernacula to support local species. A preliminary contamination risk assessment has been undertaken as part of the preparation of the planning application. This risk assessment considers any potential contamination sources, pathways and receptors associated with the development. The potential receptors included the canal, as well as neighbouring buildings, vegetation, workers on site, and residents and workers in the neighbouring area. This assessment concluded that the overall risk to groundwater is thought to be Low to Very Low due to the limited potential contamination sources and absence of plausible pathways.
Suggestion to make the EV charging points accessible to local residents.	The Applicant notes this suggestion. The proposals include 8 car parking spaces, with EV charging. These spaces are intended to accommodate staff and visitors to the facility.
Nearby amenities for workers.	The design of the development includes facilities to support staff working at the site. The proposed buildings include ancillary spaces consisting of customer and staff offices, alongside supporting spaces such as meeting areas and toilets. In addition, the proposals include staff and visitor parking spaces with EV charging and secure cycle parking to support sustainable travel to the site. During the construction phase, a Construction Management Plan will be developed that would consider and seek to mitigate the potential impacts arising from construction, including working hours, noise and vibration, air quality and dust, construction traffic and highways, and access arrangements around the construction site.

2026 ©

Additional questions asked during the in-person event	
Will cheaper electricity be provided for nearby residents?	The proposals would not provide cheaper electricity for nearby residents. The data centre will connect directly to the grid via new, dedicated substations rather than drawing electricity from the local residential supply. This means the development will not reduce electricity available to local residents or increase the risk of power cuts. The connection will be agreed with the network operator to ensure there is sufficient capacity and that local supply remains secure and reliable. The grid supplies electricity from a mix of generation sources, which includes a growing proportion of renewable energy (such as wind and solar), alongside other forms of generation. The Applicant has sought to minimise the Scheme's overall energy demand through the adopton of energy-efficient design measures.
Where is the energy coming from to power the data centre?	
Which green energy source is being utilised?	
Are there any health and safety concerns arising from the development?	Data centres are designed to meet strict health and safety regulations and often present a lower risk than many traditional industrial or factory uses. The facility will incorporate a robust fire safety strategy, including comprehensive fire detection and suppression systems both inside and outside the buildings. Site security will also be very robust, including perimeter fencing and CCTV.
What is the data centre actually used for?	Data centres are the secure physical facilities that store, process and run large amounts of data and software which power many of the services we rely on in our day-to-day lives. As the use of AI continues to grow, demand for next-generation data centres close to key commercial centres will grow.
What/where is the data going to be used?	
What will the buildings actually look like?	In summary, the proposals include two data centre buildings and external e-pod plant housing, comprising a total of 2,645sqm, alongside car parking, hard and soft landscaping. The tallest part of the buildings would be around 11.2 metres in height. The proposal sits comfortably within the height of the neighbouring buildings and is set back from the lower height residential properties. The parts of the building visible at street level, including the offices and main entrance, will be finished in brick to give the development a solid and high-quality feel. Windows will allow natural daylight into office spaces and help create a more open and welcoming appearance.

2026 ©

	Planted façades will be used to screen plant and service areas within the scheme. This approach will help soften the appearance of the buildings and provide an effective visual buffer between the development, nearby residential areas and the canal-side environment.
How many objections have you had so far?	All comments received on the proposals during the consultation period are included in this Report.
How long will it take to build it?	The start of construction is subject to planning approval. Once work commences on site, the Applicant would anticipate an 18 month construction period.
Will there be any roads closed during the construction?	A Construction Management Plan will be developed that would consider and seek to mitigate the potential impacts arising from construction, including working hours, noise and vibration, air quality and dust, construction traffic and highways, and access arrangements around the construction site. Road closures shouldn't be required as part of this process, although temporary closures to certain sections of footway may be required, for instance, when constructing the site access.

Table 3: Applicant's Response Table

2026 ©

4. Conclusion and Influence of Consultation on the Proposals

The Consultation has been undertaken in accordance with both the NPPF (2025) and with Manchester City Council's adopted Statement of Community Involvement (2025).

This document fulfils the requirement for a consultation supporting statement that summarises methods used, the representations received, and the changes made to the proposals as a result of feedback submitted.

The comments received during the pre-application consultation have been considered by the Applicant's team on an ongoing basis to ensure that the issues raised could be addressed during the development of the proposals.

The Applicant would like to thank all those who have provided their ongoing feedback during the pre-application consultation and looks forward to further constructive dialogue throughout the development process.

2026 ©

5. Appendices

5.1 Appendix 1: Consultation postcard



LATOS

Consultation on plans for a new AI-ready data centre at Bower Street, Manchester

Latos Data Centres is proposing to build a new AI-ready data centre in East Manchester. The facility will provide vital digital infrastructure to support Manchester's continued economic growth and success.

Located within the Lowry Park industrial area, the proposed development site is on the corner of Bower Street and Ten Acres Lane, next to the Rochdale Canal, and is currently vacant.

Our proposals would bring this brownfield site back into active use and represent a major investment in the local area.

LATOS

What is being proposed?

Latos Manchester East would be a next-generation Neural Edge Data Centre.

Data centres are the secure physical facilities that store, process and run large amounts of data and software which power many of the digital services we rely on in our day-to-day lives.

Neural Edge data centres are designed to be compact, efficient and suitable for urban areas, while operating to very high environmental and performance standards.

You are invited to learn more and share your views on our proposals as part of our community consultation, which runs until Monday 16 March 2026.



LATOS

Have your say

Before we finalise our proposals and submit a planning application to Manchester City Council, we would like to hear your feedback.

All of the information about the proposals is available on our website, where you can also complete a short online feedback form.

Our consultation is open until Monday 16 March 2026.

To take part, scan the QR code or visit: www.latos-mcreast.co.uk

Come along and meet the team

We are holding a drop-in session where you can learn more about the proposals, speak to the project team and share your views:

Newton Heath Library, Old Church Street, Newton Heath, M40 2JB

Monday 09 March, 3pm - 6:30pm

Get in touch

If you have any questions, you can contact the project team directly:

0161 509 4446

info@latos-mcreast.co.uk

www.latos-mcreast.co.uk

Return Address: Counter Context, Office 4, 1 New Era Square, Sheffield, S2 4RB.

2026 ©

5.2 Appendix 2: Consultation exhibition boards

Welcome

Welcome to our consultation event on proposals for a new AI-ready data centre at Bower Street, Manchester.

These information boards set out who we are, what our plans involve, and how you can have your say.

You are invited to learn more and share your views on our proposals as part of our community consultation, which runs until Monday 16 March 2026.

LATOS

Introducing Latos Data Centres

Founded in 2021, Latos Data Centres is focused on delivering sustainable, high-performance data centre infrastructure to meet growing demand.

We combine cutting-edge data centre design with a strong commitment to environmental responsibility. Through a focus on carbon neutrality and environmentally conscious practices at every stage, we are dedicated to supporting digital growth while safeguarding the health of our planet.

Our first UK data centre is being built in Stockton-on-Tees: a £100 million state-of-the-art facility providing game-changing AI inference capabilities and full data sovereignty. We expect this to open in late 2027.

Alongside this, we are progressing plans for a further 35 sites across the UK, including our proposal for Latos Manchester East.





Overview

What is a Data Centre and why are they needed?

Data centres are the secure physical facilities that store, process and run large amounts of data and software which power many of the digital services we rely on in our day-to-day lives.

Many of us interact with a data centre hundreds of times of day, such as when we make a bank transaction, stream a film or video game, shop online, send emails and texts, or use an app to control our central heating. Every time someone saves a photo or document to the cloud, it is being stored in a data centre.

With the growth in artificial intelligence (AI) tools, people and businesses are consuming data faster than ever. As more aspects of our lives move online, the demand for reliable, secure and efficient data storage and processing continues to grow.

This proposal responds directly to that demand by delivering a future-ready AI data facility in a sustainable, well-connected urban location.

Latos' Neural Edge Data Centres

Latos' new Manchester Data Centre would be a Neural Edge Data Centre – a new type of facility designed to handle the fast-growing demand for digital services and artificial intelligence.

Neural Edge data centres are designed to be compact, efficient and future-ready, delivering high performance without unnecessary scale. They are carefully engineered to bring computing power closer to where it is needed, helping digital services run faster and more smoothly.

The design also places a strong emphasis on energy efficiency, using intelligent cooling and modern technology to reduce energy use while maintaining very high performance standards.

2026 ©

The site

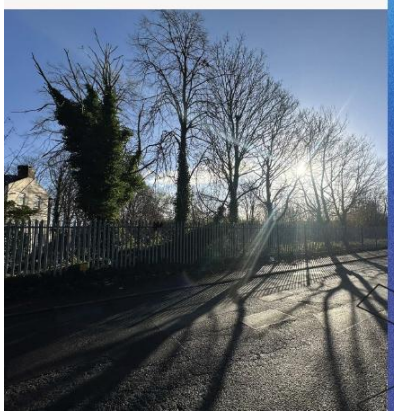
An excellent strategic location in East Manchester

Located close to the Lowry Park industrial area, the proposed development site is on the corner of Bower Street and Ten Acres Lane, next to the Rochdale Canal, and is currently vacant.

Our proposals would bring this brownfield site back into active use and represent a major investment in the local area.



Aerial view of the site (courtesy of Google Maps)



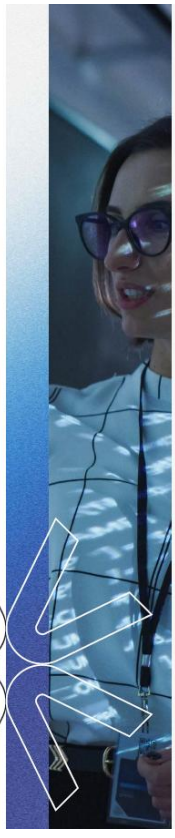
Why this site?

This location is particularly suitable for the proposal because:

- It sits within an area designated for commercial, employment, industrial and warehousing uses.
- It is close to the A62 and wider road network, allowing safe and efficient operational access.
- It provides easy access to the power requirements the data centre will need.
- The site is visually contained by existing buildings, vegetation and the canal corridor, helping the development sit comfortably within its surroundings.

Supporting growth

This development will bring significant benefits to Greater Manchester and the local area. By regenerating a vacant brownfield site, creating jobs, and providing modern, sustainable digital infrastructure, the project will support the local community, strengthen the regional economy, and help future-proof the city.



Local Benefits

High-quality design
Well-designed buildings, alongside enhanced landscaping and planting around the site will help improve the look and feel of the site and the surrounding area, including the canalside environment.

Regenerating brownfield land
Bringing a vacant brownfield site back into active use, supporting regeneration in the area and avoiding development on greenfield land.

Jobs and investment
Creating construction jobs and long-term roles, alongside significant investment in the local area.

Low-impact development
Once operational, the data centre will generate low traffic and minimal day-to-day activity.

Benefits for Greater Manchester

Supporting the digital economy
Providing critical digital infrastructure that supports everyday online services and enables Manchester's growing community of digital, creative and technology businesses to operate, scale and compete nationally and internationally.

Boosting regional growth
Helping to attract inward investment, support innovation and create high-value employment in the region.

Secure and resilient data
Keeping data stored securely in the UK and improving digital resilience across Greater Manchester.

Future-ready infrastructure
Supporting the continued growth of cloud computing, artificial intelligence and data-driven services, helping ensure Manchester has the infrastructure needed to support emerging technologies and future digital demand.

LATOS

counter context

2026 ©

Site layout

As shown on the site plan, the proposed data centre is arranged across two buildings: one located on the eastern part of the site, and the other positioned to the west. Separating the data halls into two buildings allows daylight to pass through the site and helps ensure the development does not feel overbearing.

The data halls themselves occupy around one third of each building. The remaining space will accommodate customer areas, staff facilities, welfare provision, and other supporting functions required for the day-to-day operation of the site.

A sensitive design approach

The indicative site layout has been carefully considered to minimise the impact on nearby homes.

Access to the site will be from Bower Street, with eight parking spaces provided for staff and visitors. Accessible parking and electric vehicle (EV) charging spaces will be included, alongside secure cycle parking, in line with our sustainable approach to development.

The data halls would be positioned furthest away from existing homes, keeping any noise impacts to the minimum.



KEY

1. Site Boundary + SR2 Rated Security Fence
2. Proposed 2.4m SR2 Rated Security Fence
3. Plant Screening
4. Bifold Security Gates
5. Vehicle Holding Area
6. Electric Vehicle Charging Bays
7. Substation
8. Modular Power Units
9. Generator Sets
10. Chillers on Gantry
11. Enhanced Vegetation
12. Service Yard
13. Waste Store
14. Bike Store
15. Pedestrian Gate
16. Static Bollard
17. Removable Bollard
18. Retractable Bollard
19. Armco Barrier

Many of the existing trees located on the edges of the site will be kept – and more trees and shrubs planted – to screen the site and create an attractive landscaped buffer. Buildings located to the south-west of the site will also help act as a visual buffer between the development and neighbouring homes.

For security, fencing will be provided around the full perimeter of the site.



Building design

Height and scale

The scale of the buildings reflects how the spaces inside will be used, with data halls being double-height to accommodate equipment, servicing and ventilation, while the front-of-house areas are single storey, providing appropriately sized and comfortable office spaces.



Proposed long section 1



Proposed long section 2



Proposed site section looking east



Proposed site section looking west



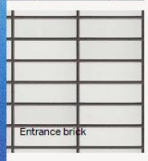
Precedent images of material use



Precedent image of front entrance aesthetic



Facing brick



Entrance brick



Indicative visual showing the front entrance aesthetic

Images and visualisations are indicative only, provided for illustrative purposes, and may be subject to change.

Materials

The parts of the building visible at street level, including the offices and main entrance, will be finished in brick to give the development a solid and high-quality feel. Windows will allow natural daylight into office spaces and help create a more open and welcoming appearance.

Planted façades could be used to screen plant and service areas within the scheme. This approach would help soften the appearance of the buildings and provide an effective visual buffer between the development, nearby residential areas and the canal-side environment.





2026 ©

Landscape and sustainable design

Environmental considerations are built into the design

The layout and building materials are being carefully developed to maximise energy efficiency and reduce long-term operational impacts. Water efficiency, sustainable drainage, biodiversity and the responsible use of materials are also key priorities.

The landscape strategy focuses on delivering robust native planting that enhances biodiversity, strengthens ecological value, and helps filter views of the site from surrounding properties.

A landscape-led approach

The design prioritises the retention of as many mature existing trees as possible. Most of these are located along the site boundaries, where they already provide structure and natural screening.

In addition to the retention of approximately 80 existing trees, we plan to plant approximately 120 new native trees to supplement and strengthen existing tree cover.



Indicative sketch of Latos Manchester East



Indicative sketch of Latos Manchester East

Supporting wildlife and nature

These elements will be set within approximately 2,200m² of species-rich wildflower meadow, designed to increase habitat diversity, support pollinators and provide a low-maintenance ground layer across the site.

Further ecological enhancements include:

- Reusing felled timber to create hibernacula and habitat piles
- Installing bird and bat boxes along the canal corridor
- Supporting habitat connectivity and local wildlife

Your questions answered

We appreciate that local people may have questions about a data centre development. We are committed to running our facilities to an extremely high standard and always strive to be a good neighbour.

Where will the energy needed to power the data centre come from? Could its high demand cause power cuts for local people?

The data centre will connect directly to the grid via new, dedicated substations. It will not take electricity from the local residential supply. This means the development will not reduce electricity available to local residents or increase the risk of power cuts. The connection will be agreed with the network operator to ensure there is sufficient capacity and that local supply remains secure and reliable.

Will nearby residents be able to hear the data centre?

An operational data centre is not completely silent, but noise levels are expected to be at or below typical background noise levels. We have positioned the buildings within the site so that they are furthest away from the neighbouring homes. Measures such as acoustic fencing and the landscape buffer will help to further protect neighbouring residents.

Specialist noise consultants are undertaking detailed assessments to ensure the scheme complies fully with Manchester City Council's requirements.

Will there be increased traffic in the area?

Whilst a number of indirect jobs will be created by the construction of the facility along with off-site roles upon completion, due to the operating nature of a data centre, full-time onsite staffing will be lower numbers than other types of commercial premises.

This means traffic associated with the facility will be a much lower level and will unlikely cause peak 'rush hour' rises associated with a normal working day.

Will the data centre need lots of water to keep it cool? Where will this water come from?

Next-generation data centres are designed to minimise their need for water. The facility will use a modern closed-loop cooling system, where water is recirculated rather than constantly drawn from the mains supply.

How long will construction take?

If planning permission is granted, construction is expected to take around 18 months.

A Construction Management Plan would be put in place to manage working hours, deliveries, noise, dust and site access, helping to reduce disruption to local residents.

Do data centres pose any health or safety risks?

Data centres are designed to meet strict health and safety regulations and often present a lower risk than many traditional industrial or factory uses.

The facility will incorporate a robust fire safety strategy, including comprehensive fire detection and suppression systems both inside and outside the buildings. Site security will also be very robust, including perimeter fencing and CCTV.



LATOS

counter context

2026 ©

Have your say

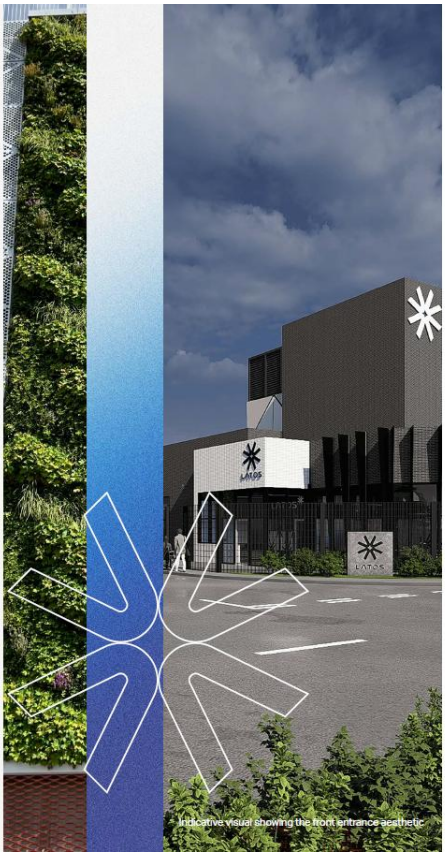
The consultation on our proposals is open until Monday 16 March 2026.

Tell us your views

Before we finalise our proposals and submit a planning application to Manchester City Council, we would like to hear your feedback. You can either complete a paper copy at our event here today, or visit our website to complete an online version.

Scan the QR code or visit: www.latos-mcreast.co.uk

LATOS



Indicative visual showing the front entrance aesthetic

Have a question?

If you have any questions about our proposals or the engagement process, please feel free to get in touch with us via email: info@latos-mcreast.co.uk

Next steps

Following public consultation, a planning application will be submitted to Manchester City Council in the coming weeks.

If planning permission is granted, construction is expected to begin in Summer 2027 and continue for approximately 18 months, after which the facility would become operational.

Throughout this process, Latos will continue to work closely with the Council and keep local stakeholders informed, ensuring that works are carefully planned, managed and communicated.

counter context

2026 ©

5.3 Appendix 3: Consultation questionnaire

Latos Manchester East Consultation Questionnaire

Before we finalise our proposals and submit a planning application to Manchester City Council, we would like to hear your feedback.

Our consultation is open until Monday 16 March 2026.

You can return your completed form to us at today's event or submit your feedback online via our website.

Scan the QR code or visit www.latos-mceast.co.uk

Section 1 – Have Your Say

1. We are proposing to bring a next generation data centre to East Manchester. Which elements of our proposals are most important to you? (Select as many as you like)

- ◯ Ensuring Manchester has the data centre capacity it needs to support economic growth and jobs
- ◯ Bringing a vacant site back into active use
- ◯ High-quality design of the new buildings
- ◯ Supporting biodiversity on the site through new planting
- ◯ New tree and hedge planting to screen the site
- ◯ Improved landscape along the Rochdale Canal
- ◯ Measures to contain noise from the data centre
- ◯ Robust health and safety management of the data centre
- ◯ Safe vehicular access into and out of the site
- ◯ Making the data centre as sustainable as possible
- ◯ Other (please specify):

2. Do you have any comments on our proposals for Latos Manchester East, including the design and layout?

2026 ©

3. Is there anything else you think we need to consider before we finalise our proposals and submit a planning application?

Section 2: About you

Your name and contact details are optional, but it helps us understand who we've heard from. We will only use your personal data to understand local views and, if you've chosen to, to send you updates about this project. Your personal details will be stored securely in compliance with the GDPR by Counter Context acting on behalf of Latos Data Centres Ltd.

Title: Name:

Postcode:

E-mail address:

LATOS

counter context

2026 ©