Euan Kellie PROPERTY SOLUTIONS

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Development Management
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
Manchester
M60 2LA

Our Ref: EKPS/250602/GW/ESK

Submitted via the Planning Portal

14 August 2026

For the attention of Steve McCoombe

Dear Sir or Madam,

Full Planning Application: Land off Bower Street and Ten Acres Lane, Manchester
Proposed New Data Centre
Planning Portal Reference: PP- 14860291

On behalf of our client, Latos Manchester Limited ('the Applicant'), we are pleased to enclose a full planning application for the redevelopment of land at Bower Street and Ten Acres Lane in Manchester. The application has been submitted via the Planning Portal (Ref: PP-14860291).

This letter accompanies a full planning application, submitted to Manchester City Council ('MCC') for the following development, herein after referred to as the Proposed Development'.

'Erection of a new data centre comprising two commercial units (Sui Generis) with associated external plant, substations, boundary fencing, landscaping, highway access works and all ancillary infrastructure'

This Letter should be read alongside the plans and documents submitted as part of the planning application, which includes the following:

- Application Form and Certificate B.
- Scheme drawings prepared by Create Architecture, including Location Plan and Drawing Schedule.
- Landscape Design Development Document and associated drawings prepared by CW Studio.
- Planning Policy Compliance Statement prepared by Euan Kellie Property Solutions.
- Design & Access Statement prepared by Create Architecture.
- Transport Statement and Interim Travel Plan prepared by SK Transport Planning.
- Environmental Noise Impact Assessment prepared by Sol Acoustics.

Euan Kellie Property Solutions is the trading name of Euan Kellie Property Solutions Limited.
Registered Company Number: 08510332. VAT Number: 166 1177 09.

Regulated by RICS

- Air Quality Assessment prepared by Merebrook Consulting.
- Energy and Environmental Standards Statement prepared by Energist.
- Sustainability Statement prepared by Circle Sustainability.
- LEED Data Centre: Overview & Pre-Feasibility Report prepared by Circle Sustainability.
- BREEAM Pre-Assessment prepared by Circle Sustainability.
- Biodiversity Metric Report and Metric Calculation Tool prepared by e3p.
- Preliminary Ecological Appraisal prepared by e3p.
- Arboricultural Impact Assessment prepared by e3p.
- Archaeological Desk-based Assessment prepared by Civic Heritage.
- Geoenvironmental Preliminary Investigation prepared by RWO Group.
- Flood Risk Assessment and Drainage Strategy prepared by RWO Group.
- Crime Impact Statement prepared by Greater Manchester Police.
- Daylight and Sunlight Assessment prepared by GIA.
- Health Impact Assessment prepared by King Street Planning.
- Draft Construction & Environmental Protection plan prepared by Latos Manchester Limited.
- Local Labour Agreement prepared by Latos Manchester Limited.
- Statement of Consultation by Counter Context.
- Socio Economic Impact Assessment prepared by Brookdale Consulting.
- Waste Management Strategy prepared by Create Architecture and SK Transport Planning (included within Design & Access Statement and Transport Statement).
- Waste Management Proforma prepared by Create Architecture.
- Operating Schedule prepared by Create Architecture (included within Design & Access Statement).

Payment of the required Planning Application Fee in line with the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012), will be made on submission of the application.

We would be grateful if you could confirm receipt of this planning application and confirm that it has been successfully registered and validated.

Please do not hesitate to contact me by phone (0797 187 1286) or by email (euan@euankellie.co.uk) should any matters arising from the application require clarification.

Yours faithfully.



Euan Kellie FRICS FRTPI
Company Director



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