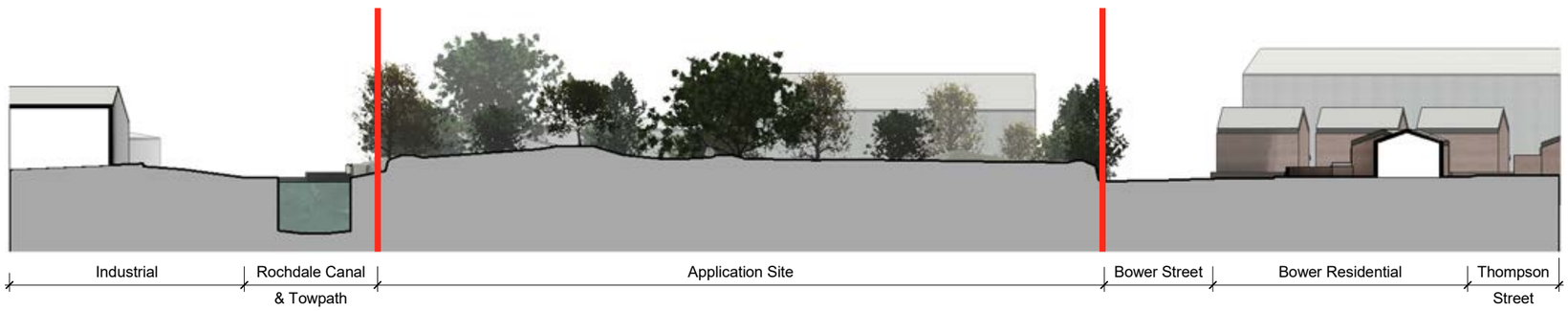
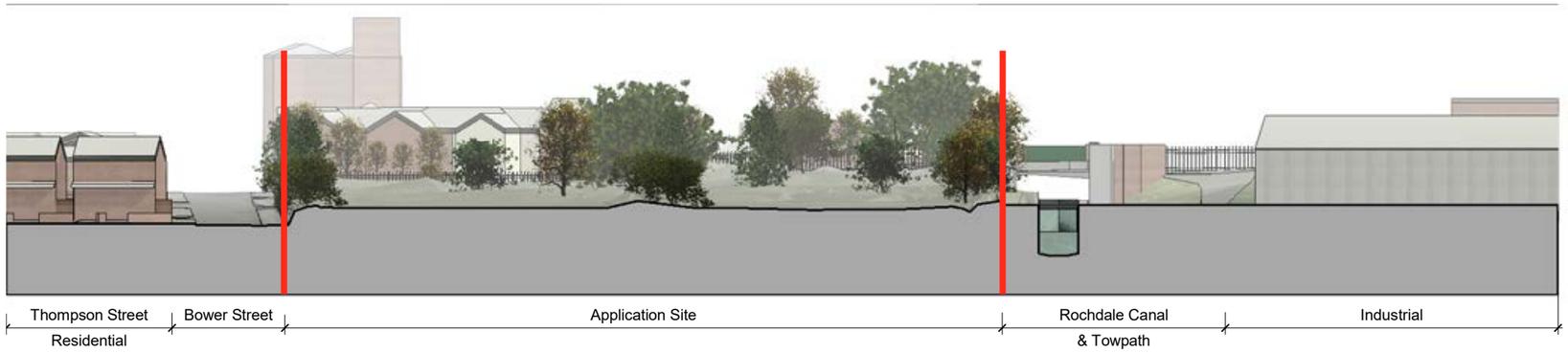
2. SITE & CONTEXT

| 2.7 EXISTING SITE SECTIONS |



03 EXISTING SITE SECTION LOOKING SOUTH WEST



04 EXISTING SITE SECTION LOOKING NORTH EAST

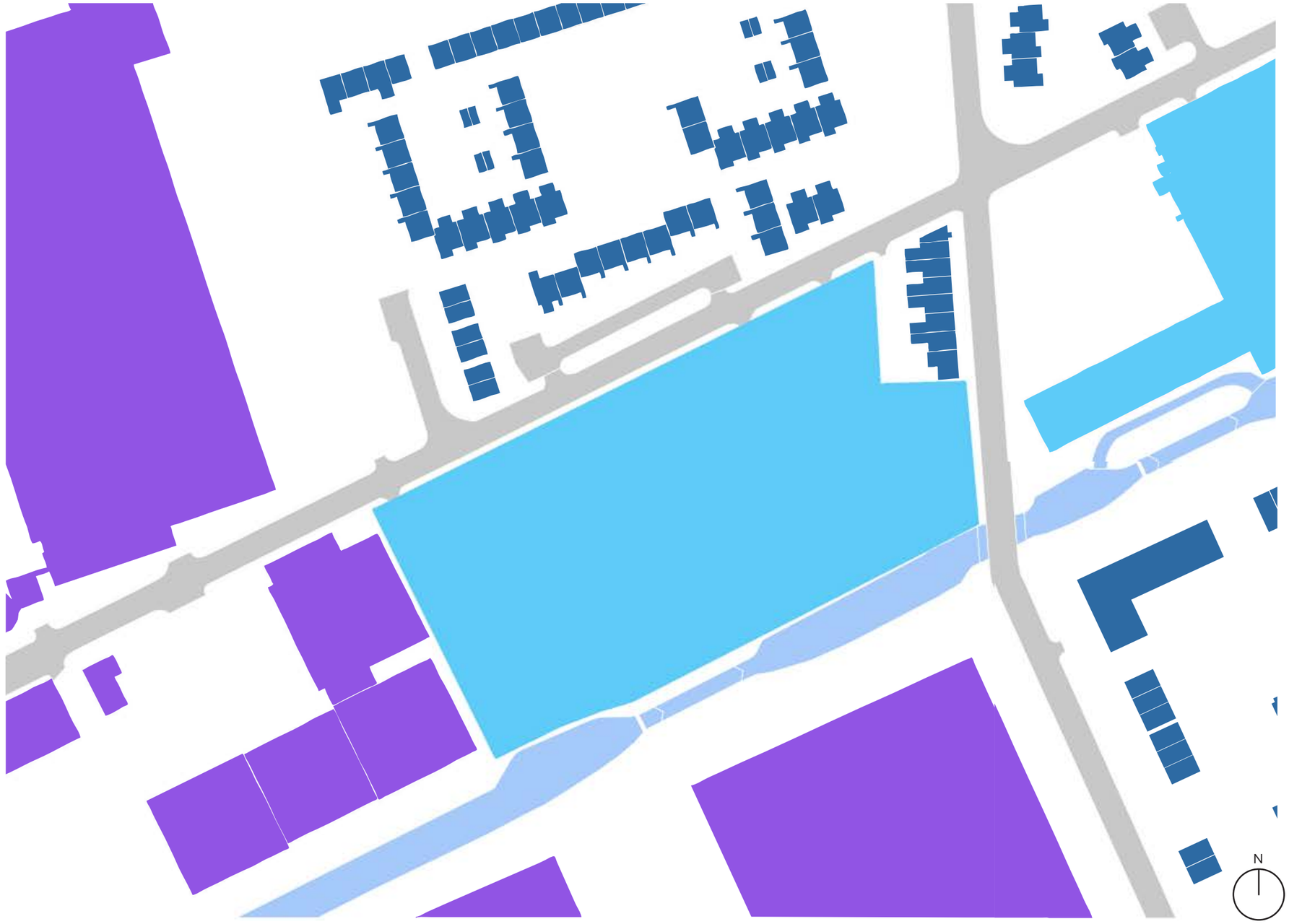


2. SITE & CONTEXT

| 2.8 EXISTING USE CLASS DIAGRAM |

2.8.1 The site is surrounded by both residential and industrial properties.

2.8.1 The uses of C3, and B2/B8 are defined in the plan diagram with the site highlighted as having n active land use.



C3 class - Dwelling Houses

B2 General Industrial / B8 Storage or Distribution

No Active Land Use

2. SITE & CONTEXT

| 2.9 EXISTING HEIGHT DIAGRAM |

2.9.1 The site is surrounded by 2 and 3 storey residential semi-detached and terraced houses.

2.9.2 The neighbouring industrial units are large aluminium warehouse / shed style architecture.

2.9.3 To the extent of the site, there is a rise of topography along Bower Street of approximately 4m - with the higher end being at the Ten Acres Lane crossroads.

2.9.4 The plan diagram is highlighting the height of the buildings from above ordnance datum in order to compare them whilst considering the ground level.



2. SITE & CONTEXT

| 2.10 PLANNING AND REGENERATION CONTEXT|

2.10.1 The site falls within the administrative boundary of Manchester City Council and the Miles Platting and Newton Heath Ward.

2.10.2 The relevant Development Plan comprises the following:

- Places For Everyone Joint Development Plan Document (adopted 21 March 2024);
- The Manchester Core Strategy (adopted July 2012); and,
- Saved policies of the Unitary Development Plan for the City of Manchester (July 1995).

2.10.3 The Manchester Core Strategy is the key document and sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved. Planning applications in Manchester must be decided in accordance with the Core Strategy and saved UDP policies as directed by section 38 (6) of the Planning and Compulsory Purchase Act 2004 unless material considerations indicate otherwise.

2.10.4 The following Core Strategy policies are specific to the site:

- Regional Centre (Core Strategy Policy EC3);
- East Manchester (as per Core Strategy Policies EC5 and H4); and,
- 'Central Park' East Manchester Sub-Area (which is covered by Core Strategy EM5).

2.10.5 In addition it is notable that the site falls within the defined 'Inner Areas' as covered by Places For Everyone Policy JP-Strat5. The policy states (in part):

"The continued regeneration of the inner areas will be promoted and will be linked to reducing levels of deprivation and poverty and supporting the improved health and wellbeing of the communities. High levels of new development will be accommodated in this highly accessible and sustainable location."

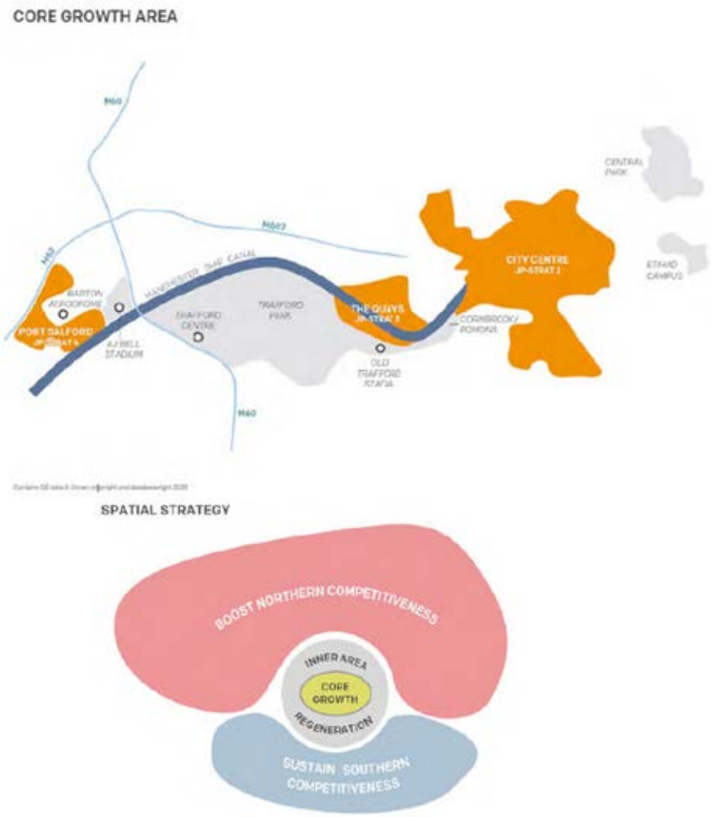
2.10.6 These allocations are of importance from an 'in principle' land use perspective; it is considered the proposals would make a positive contribution as they will contribute to employment generation, support economic growth, and reinforce the area's role as a major commercial and employment hub. Our client's commitment to sustainability measures along with green infrastructure will also be important.

2.10.7 Other Material Considerations which will be taken into account include:

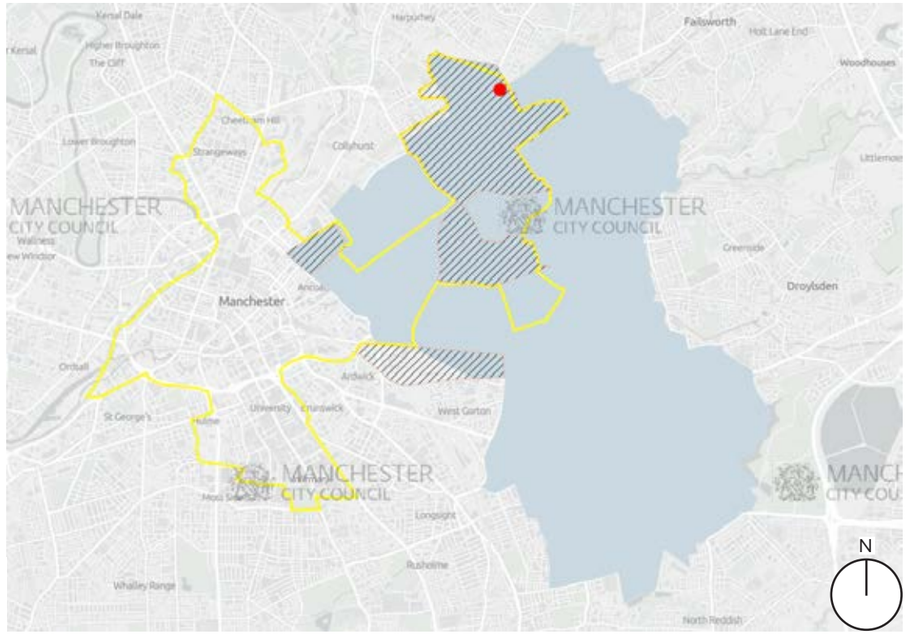
- The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)
- National Planning Policy Framework (December 2024)
- Planning Policy Guidance (PPG)

The planning application will also follow the requirements of Manchester's latest Validation Checklist (formally adopted on 27 September 2018).





|IMAGES RELATED TO INNER POLICIES PLACES FOR EVERYONE POLICY JP-STRAT5 |



|MANCHESTER CITY COUNCIL'S CORE STRATEGY INTERACTIVE MAP|



|PROXIMITY OF THE SITE IN THE CONTEXT OF THE RECENTLY ADOPTED HOLT TOWN NEIGHBOURHOOD DEVELOPMENT FRAMEWORK|

Site Boundary

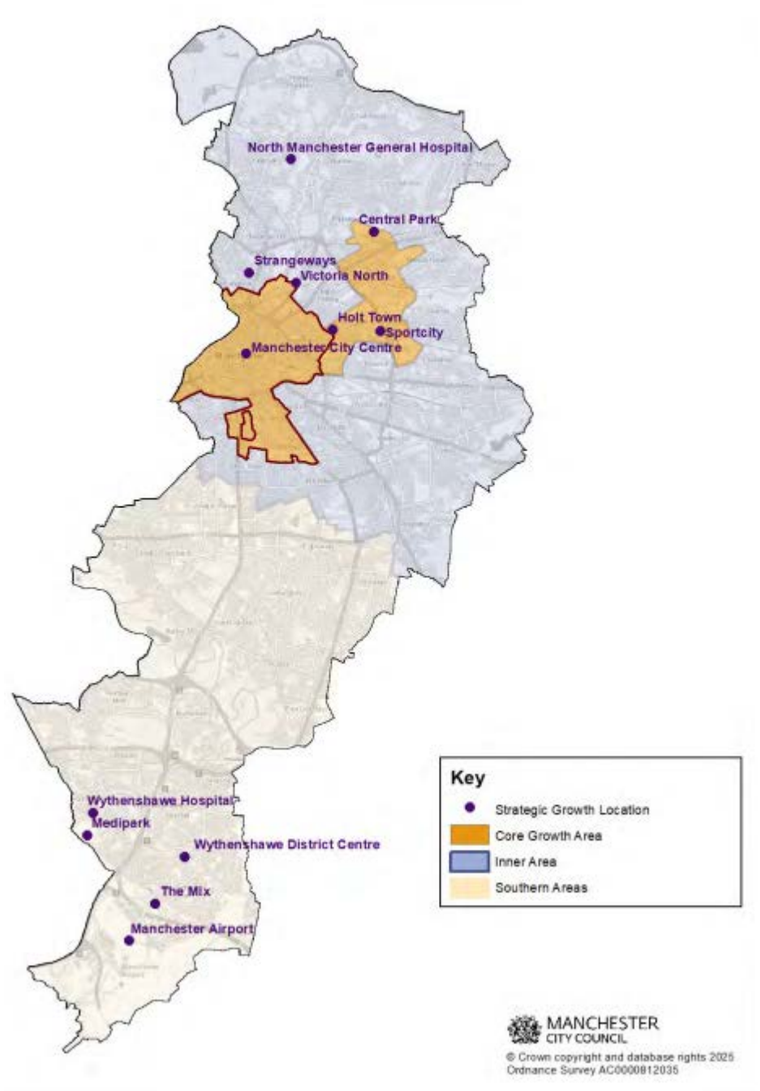
2. SITE & CONTEXT

| 2.11 EMERGING PLANNING & REGENERATION CONTEXT |

2.11.1 Consultation on Manchester City Council's Draft Local Plan took place from Monday 22 September to Monday 17 November 2025.

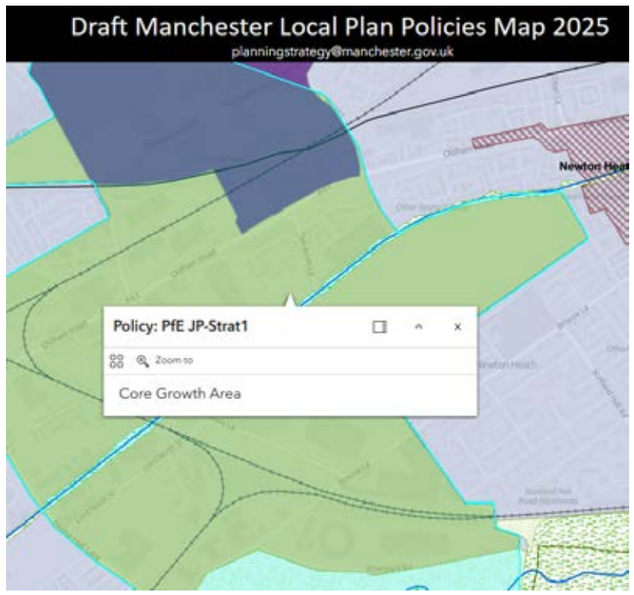
One notable amendment is the introduction of the Core Growth Area which is in line with the adopted Places For Everyone Joint Development Plan Document.

Picture 8.1 Strategic Growth Locations



2.11.2 The site falls within this wider Core Growth Area as illustrated by the image below (therefore also covered by PFE Policy JP-Strat 1). Draft Local Plan Policy SP1, Spatial Principles, sets out that over the plan period up to 2040:

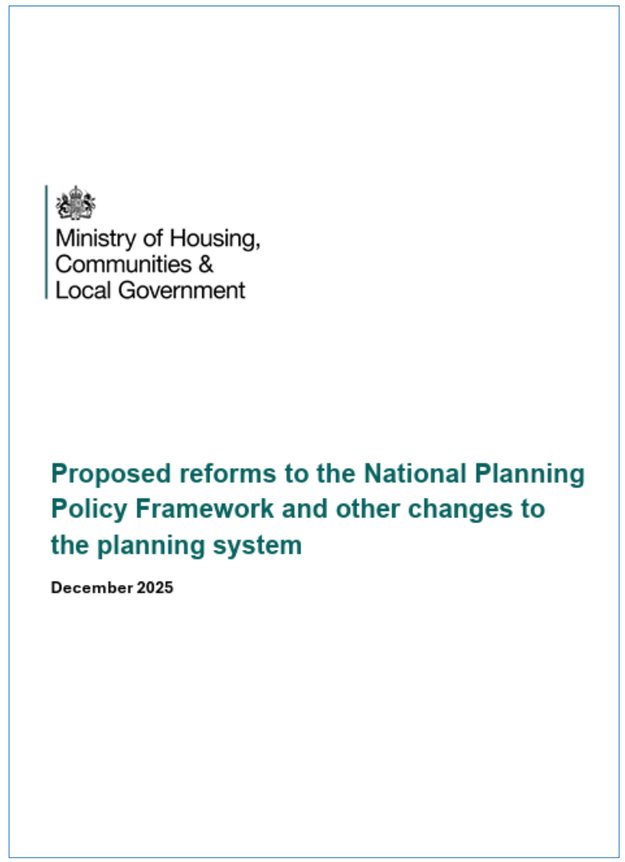
"The Core Growth Area will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high-quality residential development. This will be focused primarily on the City Centre within the Inner Ring Road, the universities and hospitals along the Oxford Road Corridor and east towards Central Park."



2.11.3 Draft National Planning Policy Framework

On 16 December 2025 the Ministry of Housing, Communities and Local Government published the 'National Planning Policy Framework: proposed reforms and other changes to the planning system' for consultation. This runs until 11:45pm on 10 March 2026. Whilst very little weight can currently be given to this guidance it is notable that Annex A of the Draft NPPF covers 'Data Centres and onsite energy generation'. It states:

"Artificial Intelligence (AI) will transform the UK economy and public services. To realise its benefits, we need resilient, onshore data centre capacity supported by reliable energy infrastructure. In 2026, more than £370bn is set to be invested in AI infrastructure globally. Faster planning decisions to speed the build-out of AI infrastructure are essential to position the UK to capture our share of this investment to drive growth and opportunity across the country."


Ministry of Housing, Communities & Local Government

Proposed reforms to the National Planning Policy Framework and other changes to the planning system

December 2025

03 | CONCEPT |

3. CONCEPT

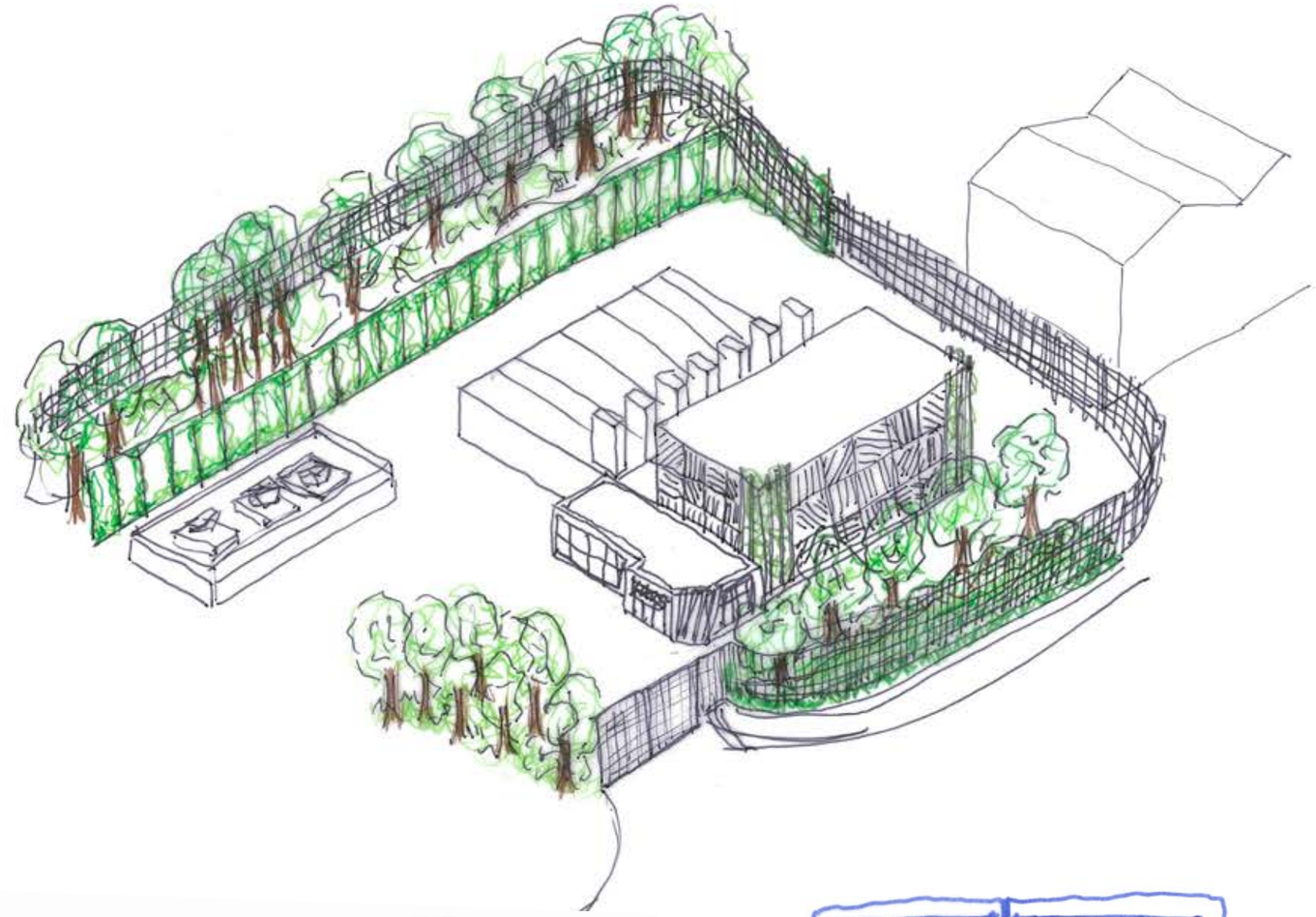
| 3.1 ARCHITECTURAL CONCEPT |

3.1.1 As the proposal is for a technical building (i.e. a data centre) the design process is predicated upon the plant and MEP design to meet the employers requirements. The site constraints are also discussed within this document.

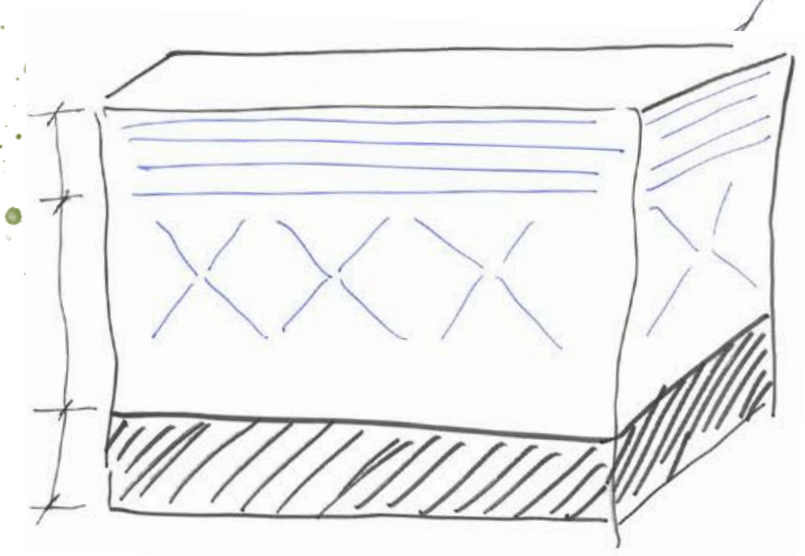
3.1.2 Taking onboard the identified constraints and opportunities, we also look at the applicants brand standards which identifies further opportunities for the design of the facility.

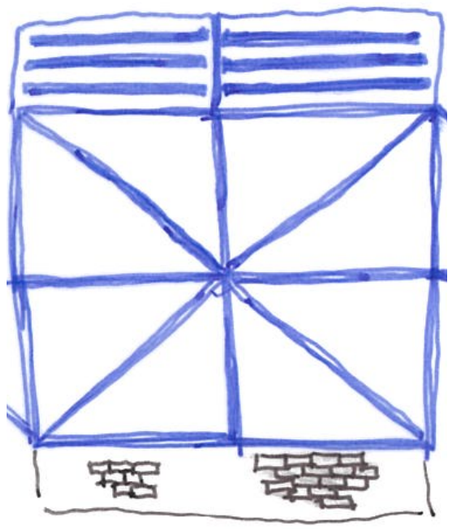
3.1.3 The overarching concept style is functional industrial architecture to inspire the building form.

3.1.4 The sketches, as shown adjacent identify the early thought processes, initially looking at the volumes, shapes and geometry of preliminary form for the proposal.







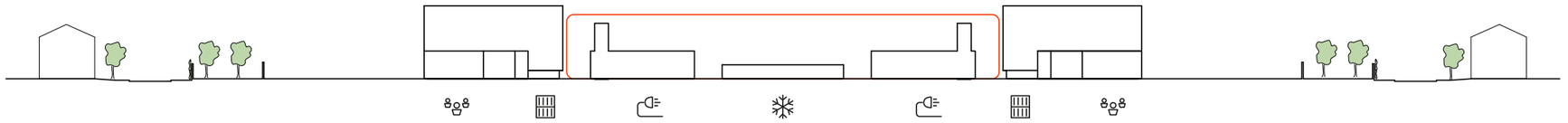


3. CONCEPT

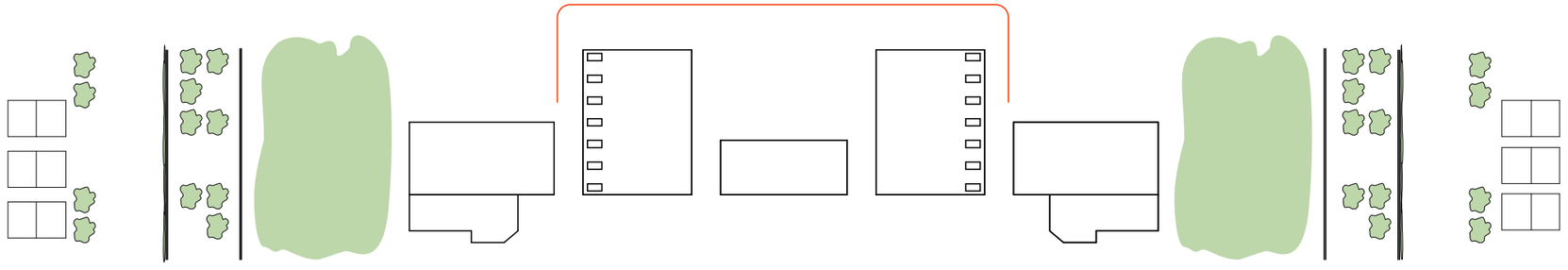
| 3.2 DESIGN PRINCIPLES |

3.2.1 The diagrams show the general principles of site strategy for a residential site and an industrial site. As this site neighbours both a residential area and an industrial area the principles of the two will need to be combined to work aesthetically, acoustically and functionally.

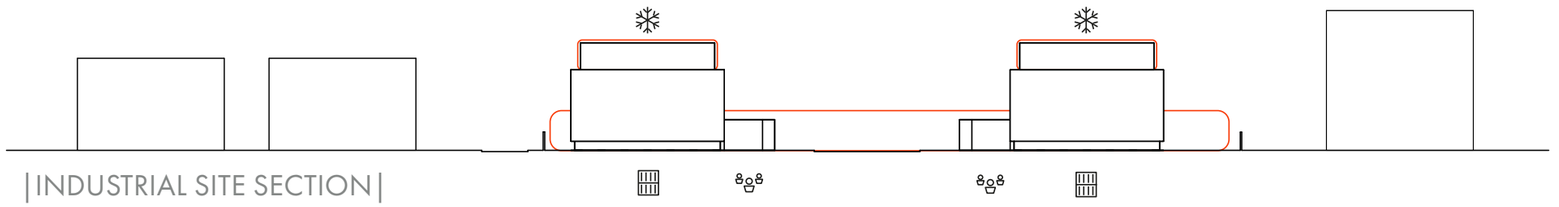
3.2.2 To reduce the height of the data hall, and not over sail the datum of the neighbouring buildings, the chillers would preferably be to the rear of the data hall and not on the roof.



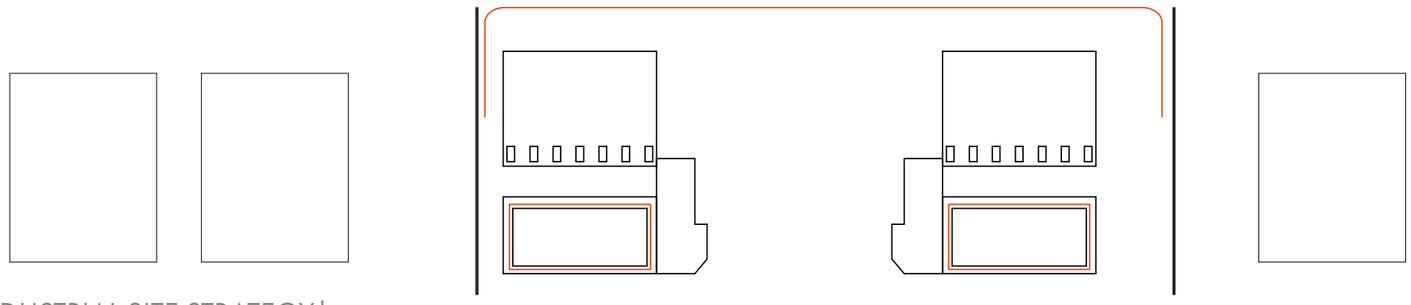
|RESIDENTIAL SITE SECTION|



|RESIDENTIAL SITE STRATEGY|



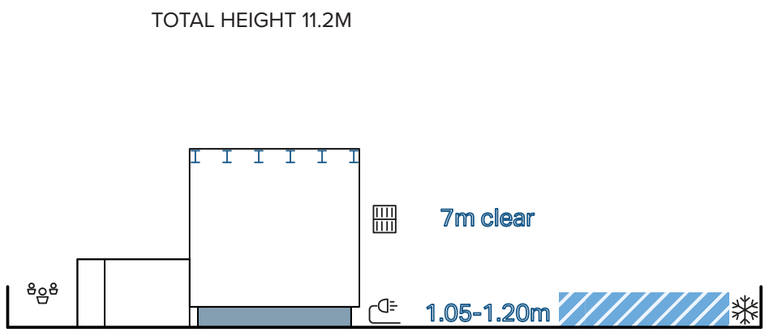
|INDUSTRIAL SITE SECTION|



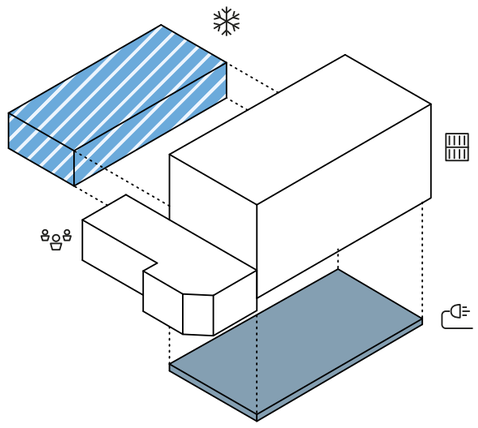
|INDUSTRIAL SITE STRATEGY|

3. CONCEPT

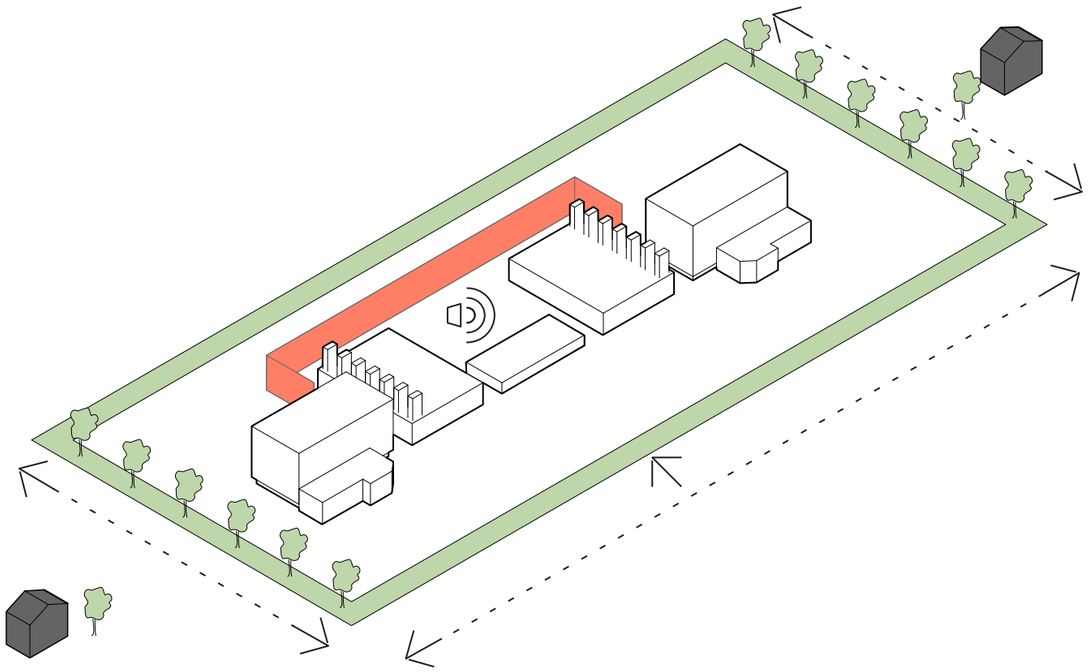
| 3.2 DESIGN PRINCIPLES |



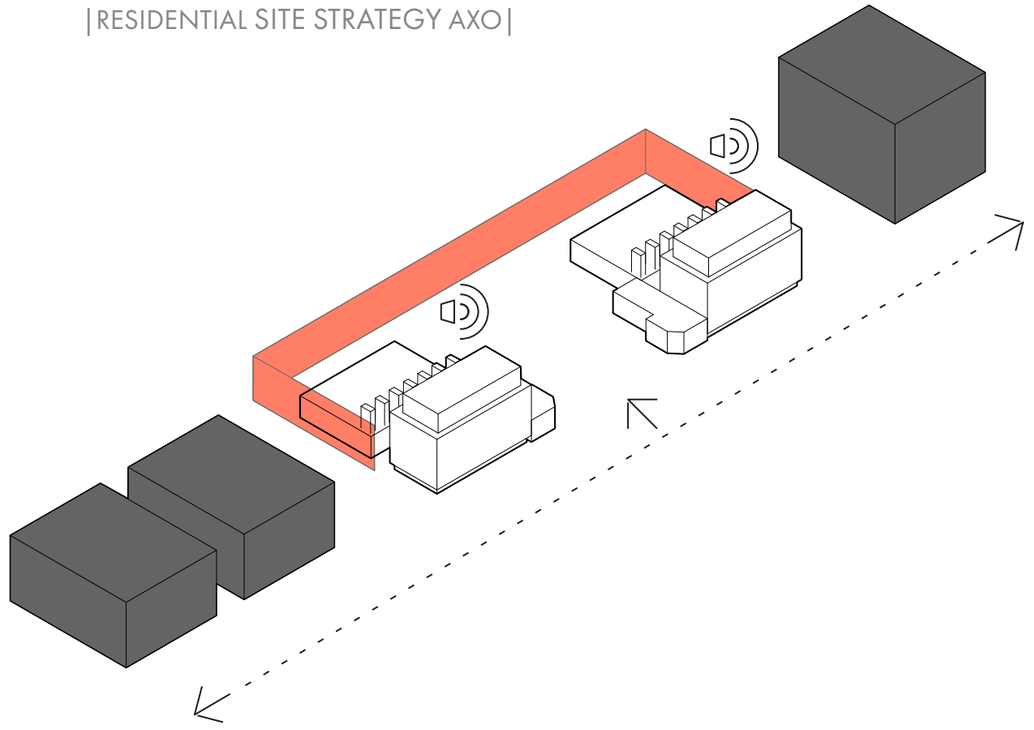
| SITE SECTION |



| BUILDING AXO WITH CHILLERS TO THE REAR |



| RESIDENTIAL SITE STRATEGY AXO |



| INDUSTRIAL SITE STRATEGY AXO |

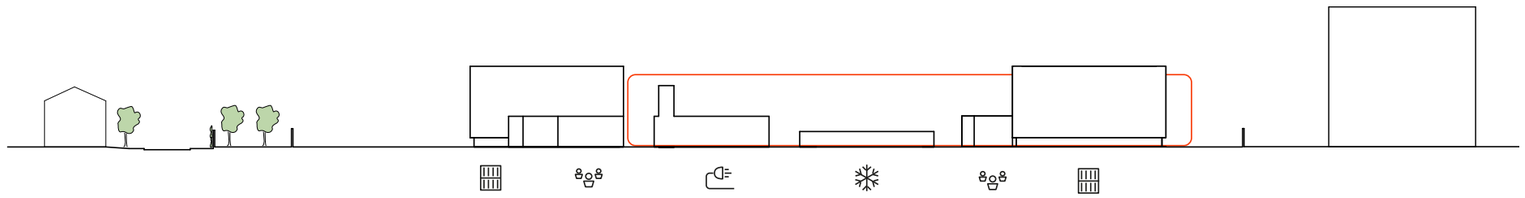
3. CONCEPT

| 3.3 DESIGN PRINCIPLES |

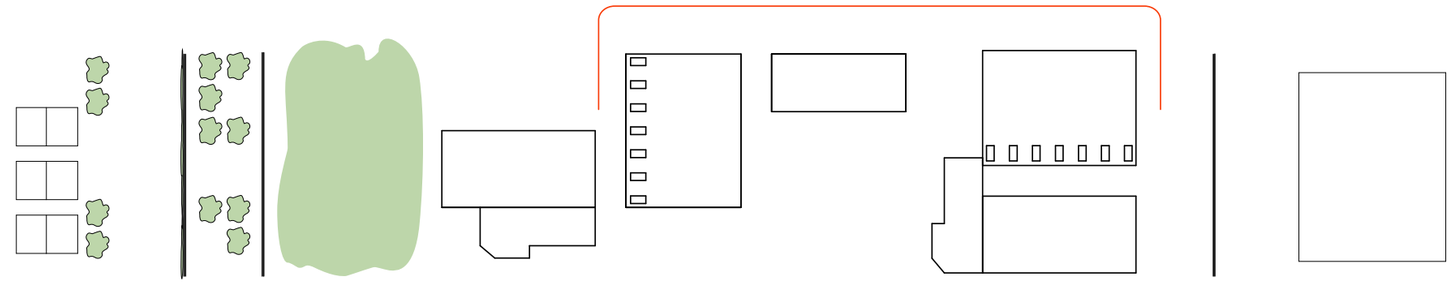
3.3.1 The diagrams show how the design principles for a residential site can be combined with an industrial site to give a hybrid approach.

3.3.2 The site can be configured in such a way that the plant screening and soft landscape can be enhanced to act as a buffer to the canal and in other areas respect the outlook and privacy of the neighbouring residential.

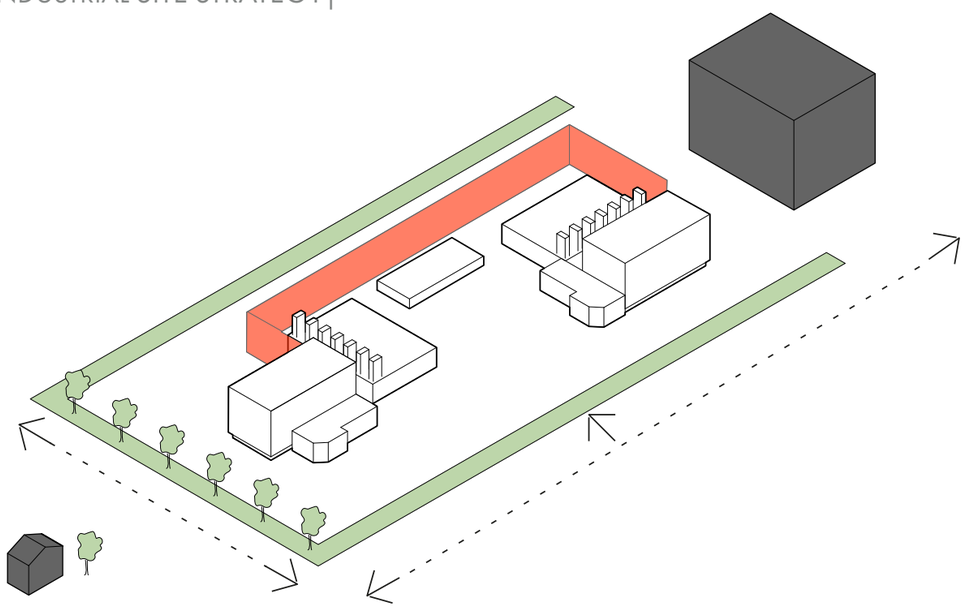
3.3.3 The remainder of the site is neighbouring the industrial warehouses and can sit within close proximity without landscape or screening as it is of a similar typology,



|HYBRID RESIDENTIAL & INDUSTRIAL SITE SECTION|



|HYBRID RESIDENTIAL & INDUSTRIAL SITE STRATEGY|

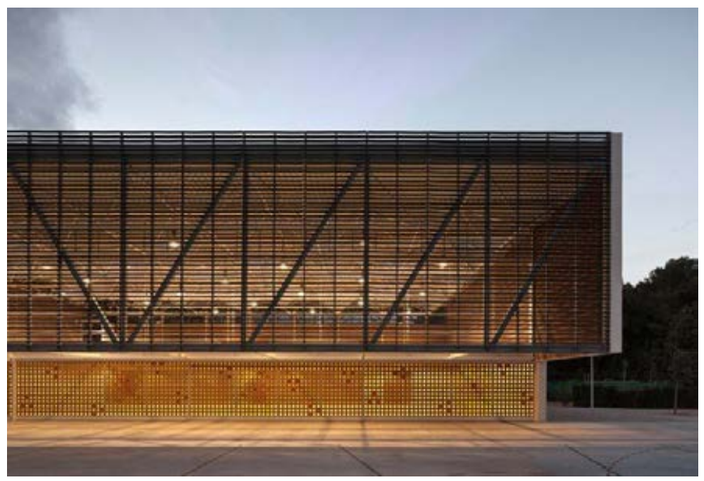


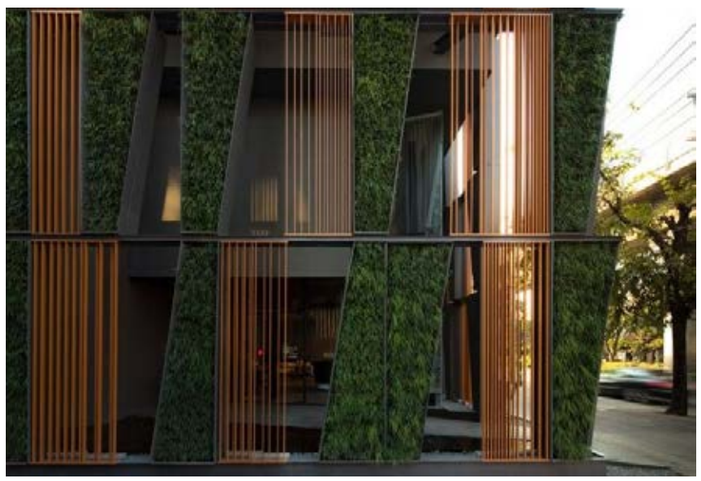
|HYBRID RESIDENTIAL & INDUSTRIAL SITE STRATEGY AXO|

3. CONCEPT

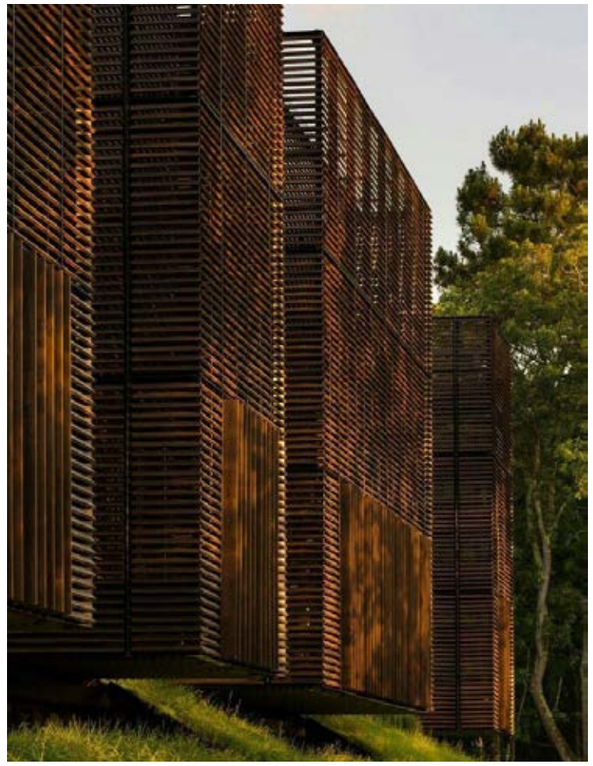
| 3.4 PRECEDENTS |

3.4.1 The following buildings are images that have inspired the design aesthetic of the data hall facade design.



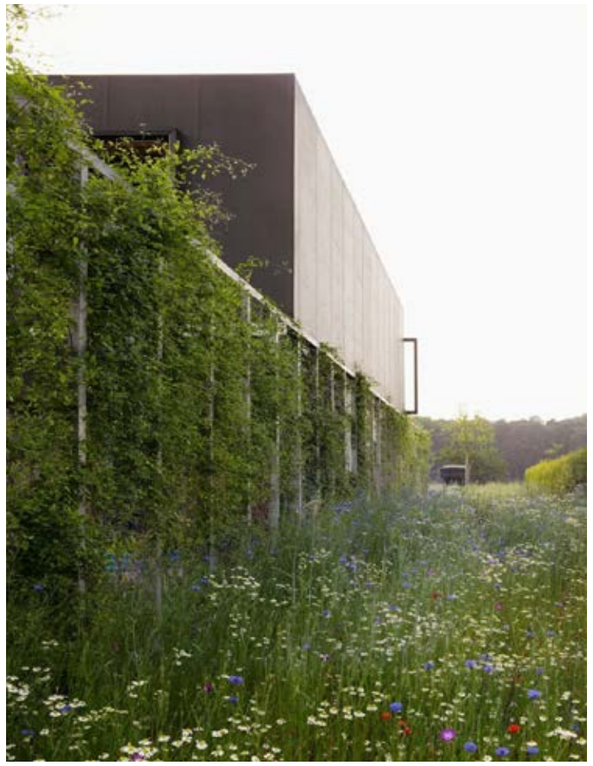












3. CONCEPT

| 3.5 PLANT SCREENING PRECEDENTS |

3.5.1 The following examples of vegetation façades could be used to screen the plant areas of the scheme, providing a buffer between the residential & canal side.

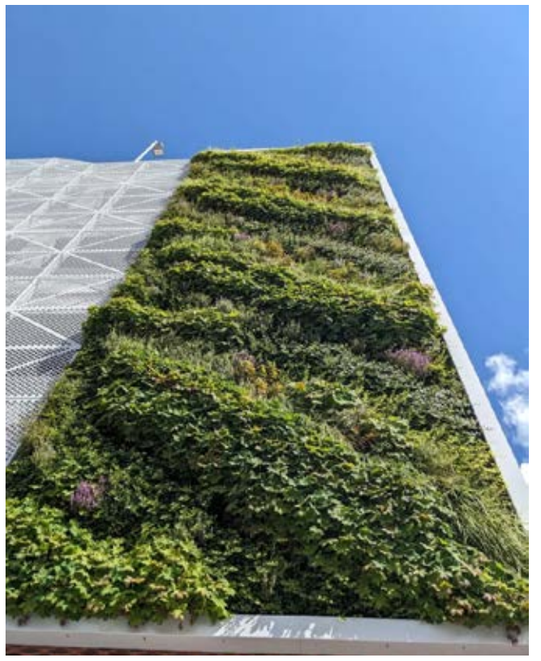












3. CONCEPT

| 3.6 DESIGN DEVELOPMENT|

3.6.1 The initial design was presented in informal pre-app discussions with the local authority to engage in the potential of developing the site to create a Latos Data Centre in Manchester.

- The proposal had a landscaped perimeter with a new central entrance to the site.
- The plant and service yard all sat predominantly in the middle of the site and away from the adjacent residential.
- The front of house and active frontage was within the data hall building to the west of the site, facing perpendicular to Bower Street.



|PRE-APP PROPOSED SITE PLAN|



|PRE-APP 3D VIEW EAST|



|PRE-APP 3D VIEW NORTH|

04 | DESIGN |

4. DESIGN

| 4.1 USE|

4.1.1 The intended use for this development is as a data centre facility. The majority of this proposal will be designated to outside modular plant space. The site will also include two high quality steel frame commercial units that will be used mainly as space to house a data facility but will also include ancillary spaces consisting of customer and staff offices, and welfare facilities.

4.1.2 The proposed site allows for the space that the company requires, it is located in an area of land that is dedicated for this type of use, near businesses of a similar type, and also allows good access for their customers and operations via close proximity to the A62.

4.1.3 The site is within 'Central Park' East Manchester Sub-Area (which is covered by Core Strategy EM5) making the industrial use of the Data Centre suitable to the proposal of this development, for the designated use of this area.

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



|PROPOSED SITE PLAN|