Create
ARCHITECTURE

LATOS Manchester East
Design & Access Statement

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createarchitecture.co.uk

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01 | INTRODUCTION |

1. INTRODUCTION

| 1.1 EXECUTIVE SUMMARY |

1.1.1 This design and access statement is prepared by Create Architecture Ltd, in support of the full planning application on behalf of Latos Data Centres Ltd, to Manchester City Council. The site is a vacant brownfield site on the corner of Bower Street & Ten Acres Lane, Manchester.

1.1.2 The proposal is to create a new build Latos AI ready data facility. The scheme will include 2 data centres with associated office & plant space, parking, vehicular routes, and landscaping.

1.1.3 The building will be the first Latos data centre in the North West and will deliver vital digital infrastructure that supports Manchester's continued economic growth, strengthens its position as a leading technology hub, and helps future-proof the city for the next generation of digital services and artificial intelligence.

1.1.4 The design and access statement has been produced with reference to and consideration for the following:

The Development Plan

- The Manchester Core Strategy (Adopted 2012)
- Saved Policies of the Manchester Unitary Development Plan (UDP Adopted 1995, relevant Policies 'Saved in 2012)
- Places for Everyone (Adopted 2024)

Supplementary Planning Documents and Planning Guidance

- Guide to Development in Manchester SPD (Adopted 2007)

1.1.5 In September 2024 UK data centres were classed as 'Critical National Infrastructure' (CNI) by the UK Government. Data Centres are one of the 13 CNI sectors and are covered by the UK Government Resilience Action Plan.



|AERIAL VIEW OF SITE IN EAST MANCHESTER|

1. INTRODUCTION

| 1.1 CONSULTANT TEAM |

LATOS DATA CENTRES

CLIENT
APPLICANT

Create ARCHITECTURE

ARCHITECT

EK

PLANNING CONSULTANT

RWO Civil Structures Geoenvironmental

GROUND CONDITIONS, FLOOD RISK & DRAINAGE

e3p

ECOLOGY, BIODIVERSITY NET GAIN & ARBORICULTURIST

SOL

NOISE CONSULTANT

SK

TRANSPORT CONSULTANT

C S W

LANDSCAPE ARCHITECT

MEREBROOK CONSULTING

AIR QUALITY CONSULTANT

CIVIC

ARCHAEOLOGY

gia CHARTERED SURVEYORS

DAYLIGHT & SUNLIGHT

KING STREET PLANNING LTD

HEALTH IMPACT ASSESSMENT

counter context

COMMUNICATION CONSULTANT

BC

SOCIO-ECONOMIC ASSESSMENT

CIRCLE SUSTAINABILITY

BREEAM + LEED CONSULTANT

1. INTRODUCTION

| 1.3 PROJECT BRIEF|

1.3.1 Brief

- Construction & delivery of high-quality AI ready Data Centres
- Deliver in markets where AI ready Data Centre capacity is required, both in the UK, Europe and further afield
- Excess power / heat will be stored and used for the AI ready Data Centres.
- True green power whilst working towards a carbon neutral asset portfolio
- Create an exemplar AI ready Data Centre facility which will assist with regeneration of the industrial area for Manchester and the immediate environment.
- High-quality architecture and design.



|PHOTOGRAPH OF EXISTING LAND ON BOWER STREET|

1. INTRODUCTION

| 1.4 LATOS DATA CENTRES CORPORATE STATEMENT|

1.4.1 Latos Data Centres takes a strategic and sustainable approach to ensure the growing needs/demand for Data Centres within the UK are being met, with an aim to own, build, deliver, manage and operate its own Data Centre portfolio.

With a strong commitment to green energy, Latos aims to be true green power and carbon neutral from the outset. Where possible, each site could have on-site renewable energy generation and storage using a mix of wind, PV (Solar), hydrogen, hydro and battery storage. If green energy generation is not available on -site, then imported green energy will be utilised.

Latos Data Centres can be defined by the following categories:

Micro Edge DC – A one unit enclosure (normally at bottom or top of lamppost) includes Green Cabinets – Max 10KW of power (1 Device)

Neural Edge – maximum 4000KW of IT power (1 to 50 Racks)

Regional Edge –maximum of 10,000KW power (Up to 350 Racks) of IT Power

Enterprise – in the power range of 10000KW to 50,000KW IT Power (Up to 1500 Racks)

Hyper-Scale– anything 50,000KW and above of IT Power (Above 1500 Racks)

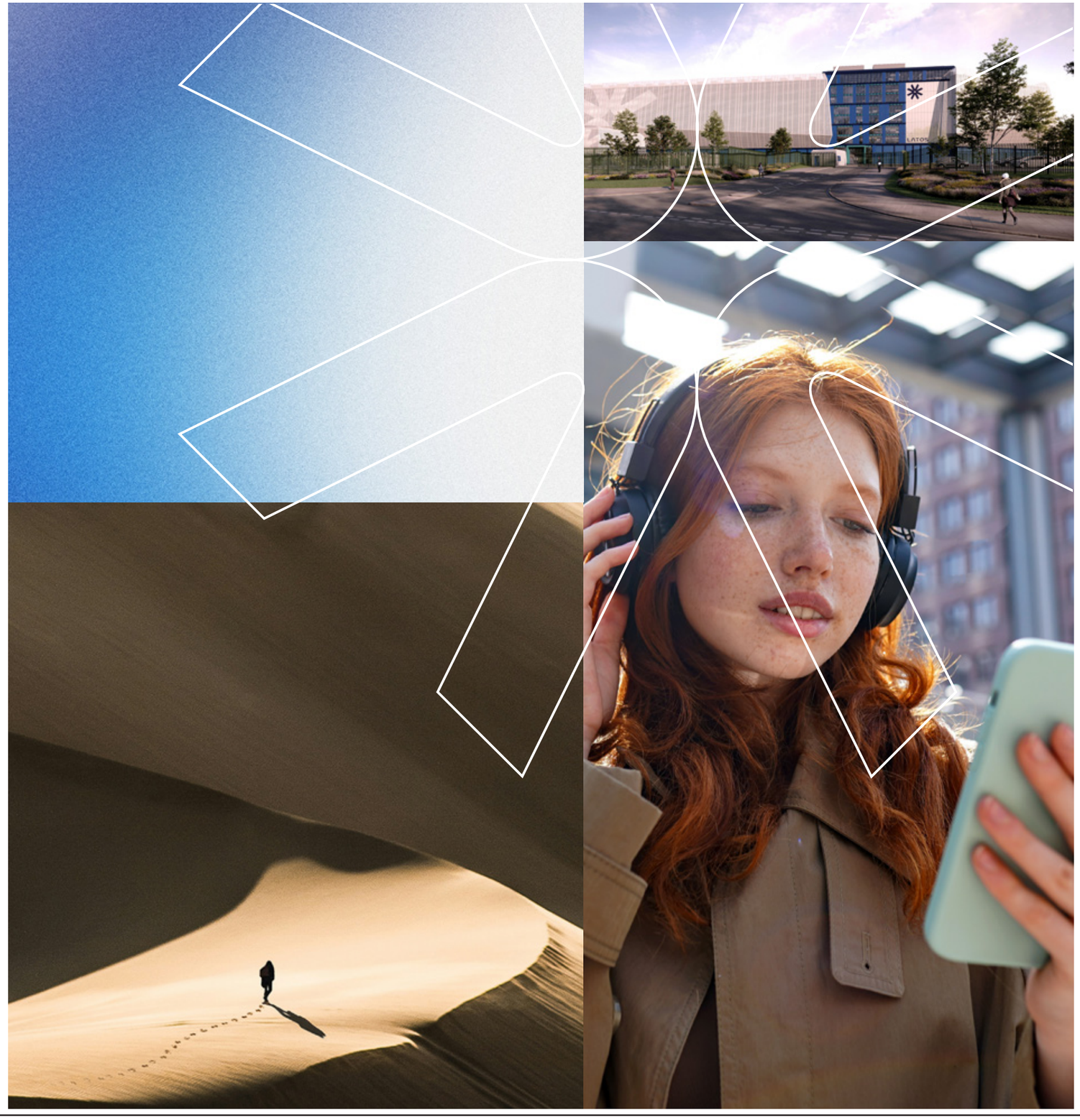
Latos Data Centre Manchester will a be a Neural Edge Data Centre which is a new kind of data centre — purpose-built for high-speed compute, real-time AI, and seamless integration into the environments that demand the most processing power. Compact yet capable, it delivers enterprise-grade performance without the sprawl, enabling intelligent systems to operate closer to where insights are made.

- Designed for speed and low-latency
- Precision-engineered for urban and remote sites
- Future-ready infrastructure for AI-driven demand

1.4.2 People

Since the pandemic in 2020 a new era of working from home was born, and with this came the rapid development of technology and storage to keep up with the consumer demands.

Offices were moved to remote locations, medical professions were seeking the use of mobile applications, the public were depending on online services for food and survival supplies. Every aspect of life has now become dependent on the use of online data. As this demand increases the user's needs rapidly increase. People's demands are changing, with them consuming data faster than ever. Latos aims to provide improved security, greater reliability, increased storage capacity, reduction in latency and quicker data to cater for this demand.



02 | SITE & CONTEXT |

2. SITE & CONTEXT

| 2.1 SITE LOCATION |

2.1.1 The site is located within the Miles Platting and Newton Heath ward in Manchester. The Site is 1.22 hectares (3.02 acres) in size and is located within the administrative boundary of Manchester City Council ("MCC").

2.1.2 It is bounded by existing industrial units to the West, Bower Street to the North with residential properties beyond, the Rochdale Canal to the South and residential properties to the North East.

2.1.3 The Site is currently vacant. It comprises large areas of hard standing, interspersed with self seeded trees, shrubs and scrub, as well as a number of established trees along the site boundaries.

2.1.4 There are no listed buildings or structures within the Site and it is not within a conservation area.

2.1.5 In terms of flood risk, the site is located in Flood Zone 1 but is subject to surface water flooding in places.

2.1.6 To the South of the site beyond Rochdale Canal is Lowry Park - which is being developed into industrial units and warehouses by Canmoor. The site is close to A62 connecting Huddersfield to Manchester and also feeds onto the M60 Manchester Outer Ring Road.



Site Boundary

Surrounding Businesses & Typologies

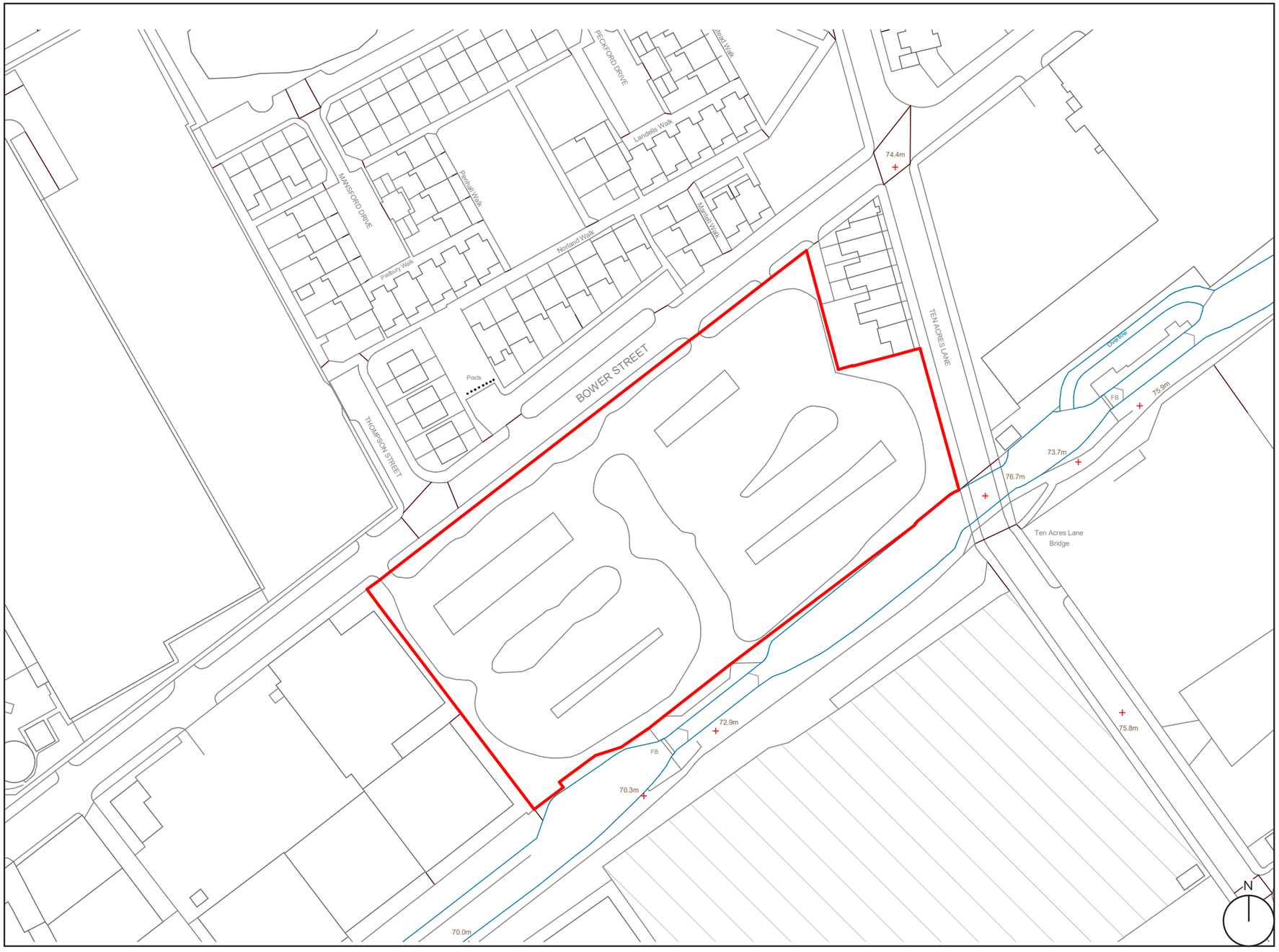


| SURROUNDING BUILDINGS & BUSINESSES |

2. SITE & CONTEXT

| 2.2 LOCATION PLAN|

2.2.1 Location Plan 1:1000



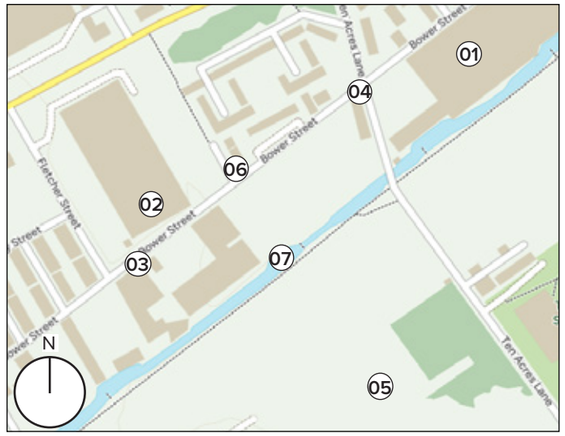
Site Boundary

2. SITE & CONTEXT

| 2.3 CONTEXTUAL PHOTOGRAPHS|

2.3.1 The site is surrounded by a variety of industrial uses, a mix of materials and with no real consistent building typology in the area.
As shown in the images to the right and below, the surrounding buildings exhibit a variety of heights, materiality, colour and form. With this there is an opportunity to create a project with a strong identity, and high-quality design that will have a positive impact on the immediate environ.

01. Textiles Factory
02. Warehouse on opposite side of Bower Street
03. Approach to site along Bower Street
04. Neighbouring residential to corner of Bower Street
05. Lowry Park Development
06. Residential opposite the site
07. Rochdale Canal to rear of site




01


02


03


04

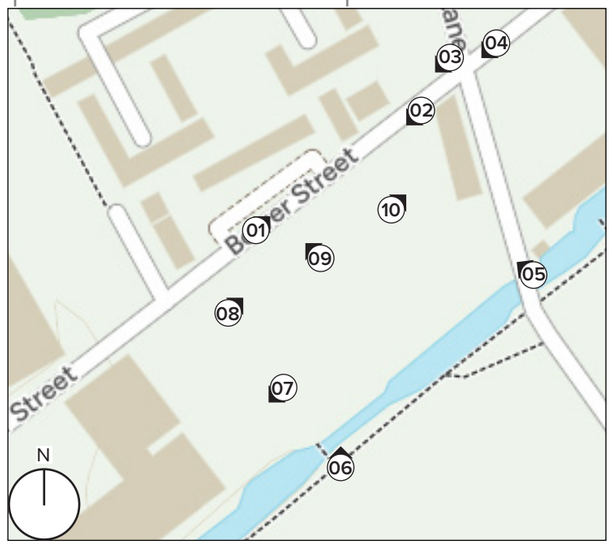

05


06


07

2. SITE & CONTEXT

| 2.4 SITE PHOTOGRAPHS |





01



02



03



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2. SITE & CONTEXT

| 2.5 OPPORTUNITIES CONSTRAINTS |

2.5.1 The site constraints and opportunities are assessed to inform the development proposals, ensuring the greatest potential can be released whilst contributing to Manchester's local and wider economy.

2.5.2 The constraints of the site are:

- There are residential properties located to the North and East of the site, so it is important to ensure that amenity matters are considered carefully during design evolution.
- The canal and tow-path to the South of the site should be acknowledged and responded to.

2.5.3 The opportunities of the site are:

- To create the first Latos AI ready data centre in Manchester.
- To make efficient and effective use of the vacant unused site, located within the Central Park area of East Manchester – part of the Regional Centre.
- Proposals would contribute to employment generation, support economic growth, and reinforce the area's role as a major commercial and employment hub.
- To create quality architecture visible from the canal.
- Enhance the canal corridor and existing landscape to the perimeter of the site.
- Introduce a land-use which is complimentary to the surrounding area, given the close proximity to the existing warehouses and industrial buildings.



Site Boundary

Primary vehicle movement around site

Sunpath

Residential area

Industrial area

Rochdale Canal

| SITE OPPORTUNITIES & CONSTRAINTS PLAN |

2. SITE & CONTEXT

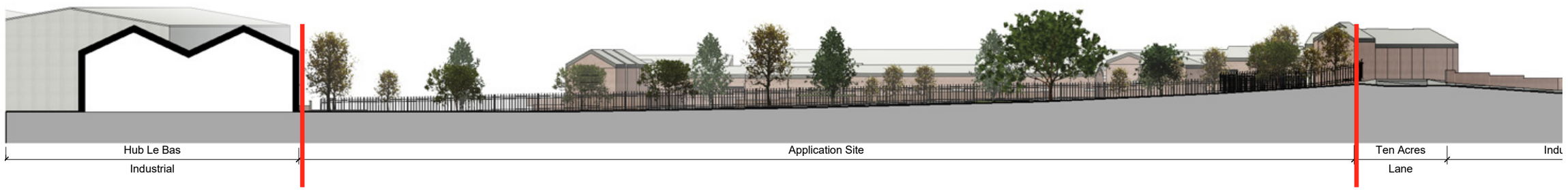
| 2.6 EXISTING SITE PLAN|



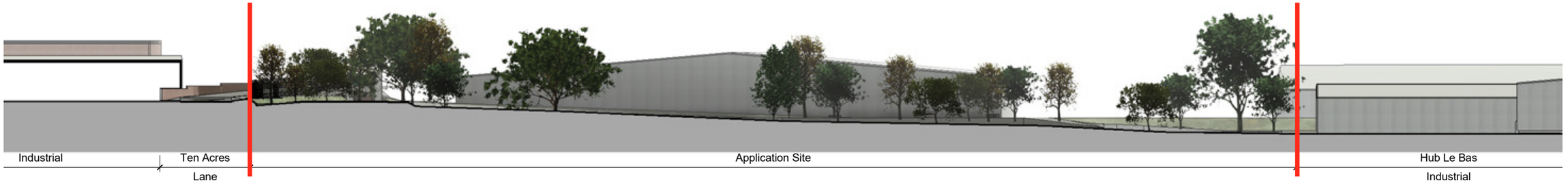
Site Boundary

2. SITE & CONTEXT

| 2.7 EXISTING SITE SECTIONS |



01 EXISTING LONG SECTION LOOKING NORTH WEST



02 EXISTING LONG SECTION LOOKING SOUTH EAST

Site Boundary

