



MIX MANCHESTER



INTRODUCTION

A Strategic Regeneration Framework (SRF) for MIX MANCHESTER is being promoted by a joint venture partnership which includes a portfolio of clients represented by Columbia Threadneedle Real Estate, Manchester Airports Group, Beijing Construction Engineering Group International, and Greater Manchester Pension Fund (GMPF). An 8-week public consultation is now underway to share the proposed MIX Manchester SRF and listen to your comments and feedback.

The SRF repurposes Airport City North as MIX MANCHESTER, to bring forward a new science, innovation and manufacturing campus next to Manchester Airport, an unrivalled strategic location.

The SRF will guide development to ensure that proposals come forward in a coordinated manner in line with the overarching visions and objectives. MIX MANCHESTER is focused on being a highly sustainable mixed-use development, boosting productivity and promoting opportunities for local people.

PURPOSE

The MIX MANCHESTER updated SRF has been prepared to clarify and promote key design and development aspirations for future proposals in the framework area. The SRF will guide development to ensure that proposals come forward in a coordinated manner in line with the overarching vision and objectives.

The vision and objectives have been carefully devised to ensure that MIX maximises benefits and mitigates against potential harms.

This will position MIX as a highly sustainable development which widens access to jobs and skills, improves local connectivity, and supports the continued growth of the region’s innovation sector.

STATUS

The MIX MANCHESTER updated SRF identifies a clear strategy for development proposed within the framework area. The SRF supersedes several previous studies and proposals at the site, formerly known as Airport City North.

The development principles identified within the Draft SRF (and provided within these boards) have been drafted to align closely with MCC’s strategic priorities for the local area and throughout Manchester. They also complement GMCA’s objectives for Greater Manchester as a whole.

The SRF will not form part of the Development Plan for Manchester. It has been prepared with full consideration of policies in the adopted Development Plan.

Once approved, the updated SRF will form a material consideration in the determination of planning applications.

ENGAGEMENT

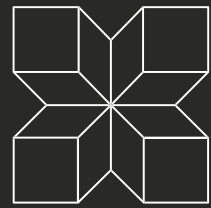
An 8-week public consultation is now being held over summer 2024 to gather the views of residents, businesses and other stakeholders. All comments received will be reviewed and reflected in the final SRF where appropriate.

RESPONSES

Please provide your comments through one of the following methods:

Online survey:	mix-manchester.com
By email:	FEEDBACK@MIXMANCHESTER.COM
Via the website:	MIX-MANCHESTER.COM/CONSULTATION
Community information line:	0800 068 8471
In person engagement sessions:	MONDAY 9TH SEPTEMBER 2024 - 9:30AM - 2:30PM TUESDAY 17TH SEPTEMBER 2024 - 4:30PM - 7:30PM Via hard copy feedback form





STRATEGIC CONTEXT

The Framework area has historically been known as Airport City North, which covers a substantial part of the wider Airport City estate.

Progress to date at Airport City has included:



MANCHESTER AIRPORT CITY ENTERPRISE ZONE

MCC adopted a Framework Plan in October 2012 which sets out a high level economic and spatial plan.



AIRPORT CITY NORTH

An office-led masterplan was developed by 5Plus Architects in 2012. The proposal received outline planning consent in 2012, however this lapsed in 2015. Several individual plots have since gained full planning permission, and some work has commenced.



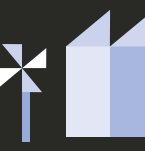
FOOTBRIDGE

A new pedestrian footbridge was opened in 2021, forming an attractive walkable connection through to the Airport and Ground Transport Interchange (GTI).



HOTEL DISTRICT

Historically considered as part of Airport City North, recent development has included a new Holiday Inn and ibis Budget, along with TRIBE which is under construction.



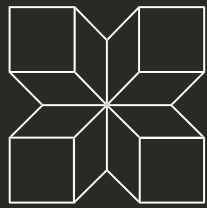
GLOBAL LOGISTICS

Established as a prime logistics site providing significant local employment.

Airport City is a key regeneration area identified as the focus for job creation within the 'Airport & Southern Growth Cluster', one of Greater Manchester's six Growth Locations, which is essential for realising the city-region's international potential.

MCC recognise Airport City as one of the city's most important pipeline developments due to its unrivalled connectivity to the international gateway at Manchester Airport.






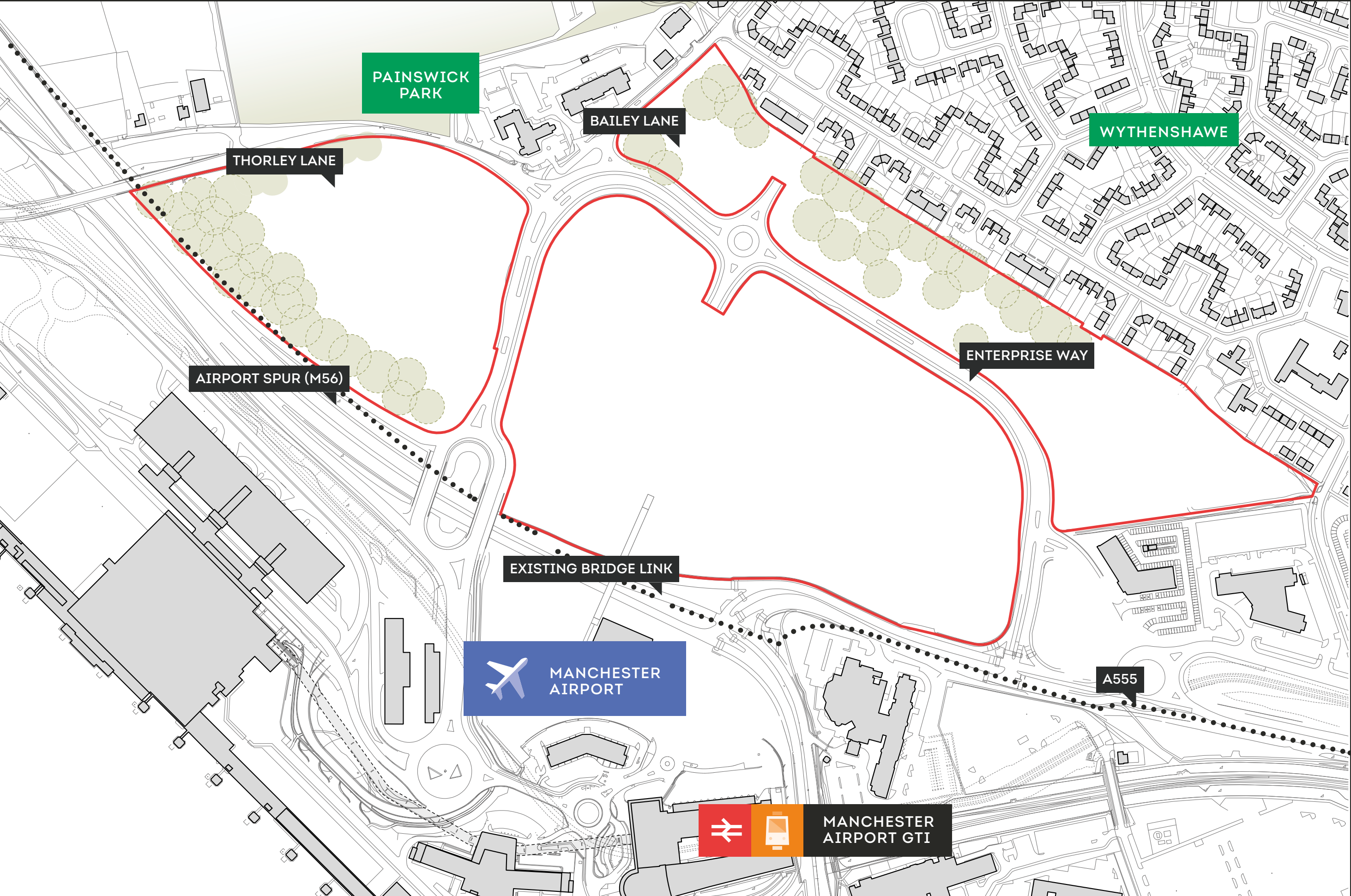
WHERE IS MIX MANCHESTER?

 **C.400M**
TO THE NORTH OF
MANCHESTER AIRPORT

 **12KM**
SOUTH OF MANCHESTER
CITY CENTRE

 **23HA**
SITE AREA

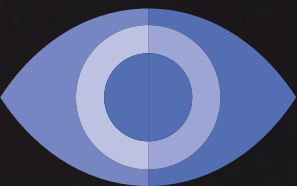
 **M56**
AND A555 RUNS ALONG THE
SOUTHERN BOUNDARY OF THE SITE



The SRF area covers approximately 23 hectares in total. It currently comprises limited uses, including surface car parks, a pedestrian and cycle link, and unutilised brownfield land. It is located approximately 12km south of Manchester City Centre, between Wythenshawe to the north and Manchester Airport c.400m to the south. It is separated from the Airport by the M56 and A555 Ringway Road West which runs along the southern boundary of the site.

The site is surrounded to the north by the well-established residential community of Wythenshawe, to the east by existing employment uses at Manchester Business Park, by Manchester Airport to the south and to the north by the existing greenspace at Painswick Park.

It is uniquely located within the North West's established and fast-growing life sciences, advanced materials, digital and technology, and clean technology ecosystem. Its proximity to the Oxford Road Corridor, Manchester's universities and the wider northern life sciences cluster, means it is well placed to complement and support the region's innovation economy.



VISION & OBJECTIVES

MAKING.
CHANGE.
REAL.

VISION

MIX MANCHESTER WILL BE THE UK'S BEST-CONNECTED SCIENCE, INNOVATION, AND MANUFACTURING CAMPUS, WHERE FORWARD-THINKING OCCUPIERS HAVE THE FLEXIBILITY TO BRING THEIR IDEAS TO LIFE.

Designed with biodiversity, sustainability and wellbeing at its core, MIX will provide a high-quality urban environment to deliver cutting-edge advanced manufacturing, R&D, laboratory and office space with complementary hotel and amenity uses, set within attractive public realm. MIX is perfectly placed to complement and support the growth of the region's established life sciences, advanced materials, digital and technology, and clean technology economies.

Taking advantage of its unrivalled connectivity and central location, MIX provides a unique opportunity to work collaboratively with education and research institutions, whilst utilising the local talent pool to create a thriving community of like-minded businesses, where they can succeed on an international stage.

The vision for MIX is underpinned by a series of strategic objectives which have been carefully devised to maximise the benefits of the proposed development for all stakeholders. The SRF takes these objectives as its core focus to create a unique place which inspires innovation.



02 RAISE MANCHESTER'S PROFILE

MIX will support the city-region's aspirations to become a global leader in research and innovation by creating an internationally competitive destination for pioneering innovation businesses, while acting as a gateway to the region's thriving innovation ecosystem.



01 FUEL NORTHERN INNOVATION

MIX will complement and support the North West's established and fast-growing innovation economy, focused on the frontier sectors of life sciences, advanced materials, clean technology, and digital, giving businesses the ability to locate and grow on a scale unrivalled in the North West.



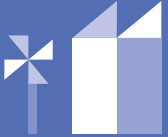
03 PROMOTE LOCAL PEOPLE

MIX will open up significant employment, education and training opportunities to local people to develop and grow careers in sectors not currently available to them, making a positive contribution to the Wythenshawe community.



04 ENHANCE BIODIVERSITY

MIX will protect, enhance and support biodiversity to create a development which has a positive impact on local habitats and wildlife, while ensuring this is carefully aligned with Manchester Airport's safeguarding requirements.



06 QUALITY URBAN ENVIRONMENT

MIX will embody a simple design concept which puts people, activity and connections at the heart of the proposals, offering a high quality physical environment blending secure, contemporary workspaces with attractive public realm and amenities.



05 EMBED SUSTAINABILITY

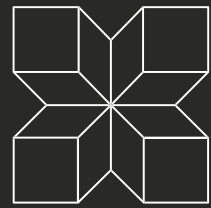
MIX will be developed with environmental sustainability at its core, taking a multifaceted approach through accredited building practices, climate resilience, and positive environmental management, to sustainable transport infrastructure and a commitment to our local community.



07 UNRIVALLED CONNECTIVITY

MIX will capitalise on its unique multi-modal connections to surrounding ecosystems and talent pools to provide unrivalled access to the very best the region has to offer, while enhancing connectivity to neighbouring areas and widening accessibility for local communities.





WHAT IS PROPOSED?

THE DRAFT SRF WHICH IS NOW OUT FOR CONSULTATION HAS BEEN PREPARED TO GUIDE THE FUTURE DEVELOPMENT OF THE SITE.

MIX is intended to be the UK’s best-connected science and innovation destination, which could provide 2m sq ft of advanced manufacturing, research and development, laboratory, and office space alongside complementary hotel and amenity uses. It places people, activity, and connections at the heart of the proposals.



8,000

JOBS CREATED FOR LOCAL PEOPLE AS WELL AS OPPORTUNITIES FOR APPRENTICESHIPS AND TRAINING

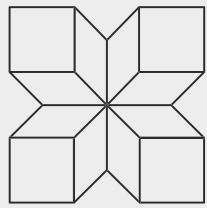


2M SQFT

OF ADVANCED MANUFACTURING, RESEARCH & DEVELOPMENT, LABORATORY, AND OFFICE SPACE ALONGSIDE COMPLEMENTARY HOTEL AND AMENITY USES

The Illustrative Masterplan demonstrates how proposals for MIX could potentially be accommodated over the next 10+ years. However, the SRF for MIX has been designed and is intended to be a flexible framework in relation to delivery, ensuring development could come forward as needed, to meet commercial needs and market demands as they arise.

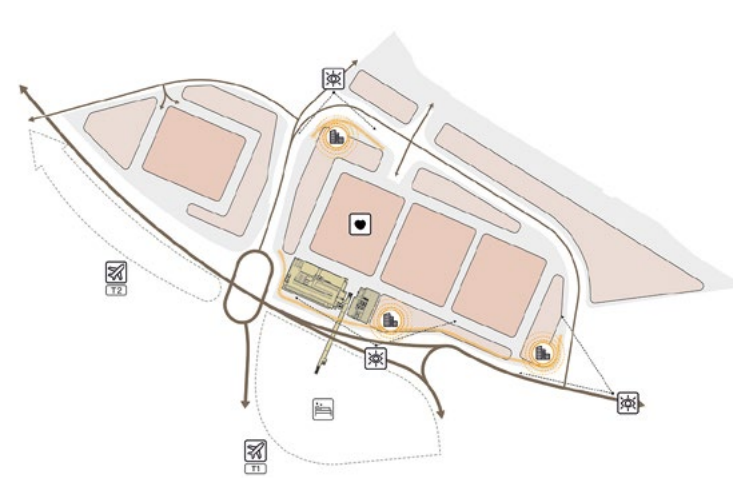
THE DEVELOPMENT PRINCIPLES ON THE NEXT BOARD WILL GUIDE HOW DEVELOPMENT COMES FORWARD IN THE SRF AREA.



DEVELOPMENT PRINCIPLES

The Vision for MIX MANCHESTER is underpinned by a series of Development Principles which will guide development coming forward within the Framework area.

THE DEVELOPMENT PRINCIPLES TOGETHER SET OUT THE DESIGN APPROACH FOR THE DEVELOPMENT AS A WHOLE AND HAVE BEEN CAREFULLY REFINED TO ENSURE THAT FUTURE PROPOSALS DELIVER ON THE STRATEGIC OBJECTIVES SET OUT IN THE SRF.



01 FLEXIBLE FRAMEWORK FOR GROWTH

The SRF provides a flexible and adaptable framework which acknowledges and builds upon the previous proposals and future development across the wider Airport and surrounding areas. This will support economic growth, providing jobs for local people as well as opportunities for training and apprenticeships.

- Flexible masterplan framework to respond to occupier demand and market requirements.
- Acknowledges wider/ future airport developments and transport connections.
- Potential Development plots.
- Neighbourhood blocks which provide clusters of activity at a local level and provide a framework for the public realm and provision of shared amenities



02 ACTIVE CORE

The design approach for the Framework area is based around an 'active core' at its heart, providing opportunities for collaboration and collision between research, industry and occupiers as well as facilities and amenities for employees, visitors and residents.

The SRF also promotes opportunities for a vibrant nighttime economy through a mix of land uses and placemaking opportunities.



03 LANDSCAPE & ECOLOGY

Landscape and ecology is at the heart of the Framework. New landscape interventions should seek to enrich the existing ecology and enhance biodiversity while connecting the area to the surrounding landscape amenity.

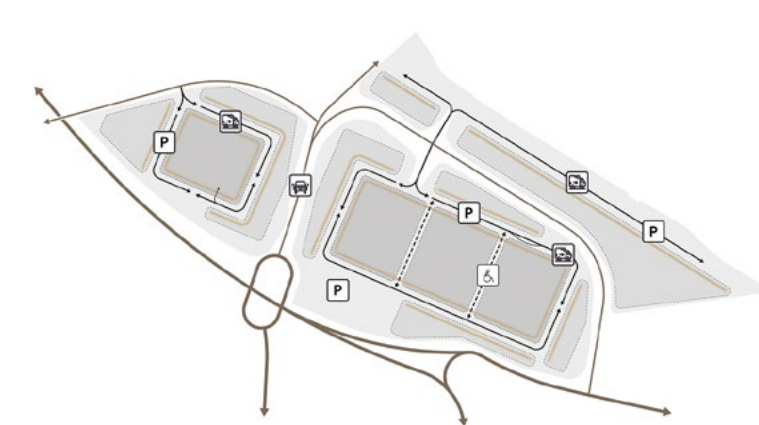
- Linear parkland and greening across the site.
- Connected to local amenity including Painswick Park.
- Integrated SUDs / blue infrastructure.
- Natural buffer to the north maintained and enhanced.
- Ecological gain and habitat creation within the operational constraints of aerodrome safeguarding.
- Increased and interconnected green infrastructure.



04 PERMEABILITY & CONNECTIVITY

The SRF builds upon the area's unrivalled connectivity, adjacent to the Airport and public transport links, encouraging a modal shift to sustainable modes of travel, and enhancing permeability and connectivity for residents, employees, and visitors.

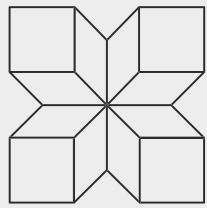
- Creation of a walkable and cyclable campus, which is permeable and accessible for all, and completing the missing links within the local network.
- Strong north-south connection between Wythenshawe & the Airport.
- Connecting surrounding facilities and communities, including to the Ground Transport Interchange (GTI).



05 SERVICING & INFRASTRUCTURE

The proposed infrastructure strategy seeks to facilitate growth and delivery across the area, providing a simple, sustainable and flexible approach to servicing which allows the phased development of the infrastructure over the life of the development.

- Reduce vehicle use and encourage sustainable modes.
- Approach includes a primary vehicle 'loop' whilst elsewhere maximising pedestrian priority spaces.
- MSCPs at key nodes.
- Simple & logical approach to servicing neighbourhood blocks, fit for science & manufacturing occupiers.
- Integrated service areas.



PROPOSED LAND USES & BUILDING TYPOLOGIES

- The design approach will enable a dynamic mix of tenants and building typologies, across all stages of the life sciences life cycle, whilst creating a critical mass of activity within the active core of the site. MIX is anticipated to include a range of building typologies such as large and medium scale manufacturing; mid-tech industrial; R&D/ office/ education; and hotels.
- Building typologies and parameters which could be considered appropriate have been suggested to provide guidance to future occupiers, including potential maximum building heights, gross internal areas, typical floorplates, and any specific details relevant. Potential building heights will be defined by aerodrome safeguarding restrictions, ensuring that no buildings (including exhaust flues) exceed these maximum heights.
- However, the details of each of these typologies would be led by potential end users and will be confirmed within subsequent planning application(s) for the area.



MID-TECH INDUSTRIAL

GIA: C.10,000-50,000 SQ FT

HEIGHT: C.10-15M

FLEXIBLE LAB / MANUFACTURING / INDUSTRIAL

ANTICIPATED TO BE SINGLE STOREY WITH OPPORTUNITY FOR ADDITIONAL MEZZANINE FLOORS

SUITABLE FOR PILOT PLANT AND SCALE-UP FACILITIES



LARGE SCALE ADVANCED MANUFACTURING

GIA: C.50,000 - 500,000 SQ FT

HEIGHT: UP TO C.30M

LARGE BATCH / LATE STAGE MANUFACTURING

ANTICIPATED TO BE LARGE FOOTPRINT, SINGLE STOREY INDUSTRIAL BUILDINGS

COULD BE SUPPORTED BY R&D / OFFICE FACILITIES



MEDIUM SCALE MANUFACTURING

(INC. GMP & ADVANCED THERAPIES & R&D LABS)

GIA: C.50,000 - 100,000 SQ FT

HEIGHT: UP TO C.30M

SMALL BATCH / EARLY STAGE MANUFACTURING

ANTICIPATED TO BE MULTI-STOREY BUILDINGS SUITABLE FOR A RANGE OF USES



R&D / OFFICE / EDUCATION

GIA: UP TO C.100,000 SQ FT

HEIGHT: UP TO C.30M

ANTICIPATED TO BE MULTI-STOREY BUILDINGS

SHARED OR SINGLE TENANT WORKSPACE

LAB ENABLED OFFICE FIT-OUTS

COULD ALSO BE SUITABLE FOR EDUCATION / ACADEMIC INSTITUTIONS



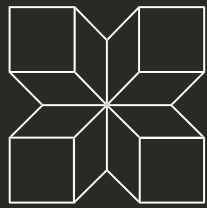
HOTEL

GIA: C.50,000 - 100,000 SQ FT

HEIGHT: UP TO C.30M

DIVERSE HOTEL OPERATORS

COULD ALSO OFFER FLEXIBLE MEETING / CONFERENCING / HOSPITALITY



SUSTAINABILITY & SOCIAL VALUE

SUSTAINABILITY IS A KEY STRATEGIC OBJECTIVE FOR THE DEVELOPMENT OF MIX. PROPOSED INITIATIVES INCLUDE:

City of Trees at MIX

A partnership with the City of Trees to develop a long-term planting and community engagement programme.

Cycling and Sustainability Mobility

A programme of activities to ensure cycling is at the heart of MIX and encourage a modal shift away from the private motorcar.

Annual Making Change Festival

An annual celebration to mark the achievements of all on-campus businesses who are excelling within their social and environmental contribution.

Individual Carbon Pledges

A programme of pledges would encourage businesses to take responsibility for their carbon footprint, and to work towards reducing it.

MIX WILL BE INSPIRED BY, AND AMBITIOUS FOR, THE LOCAL COMMUNITY. LOCAL PEOPLE CAN EXPECT A RANGE OF OPPORTUNITIES, AND THE SUPPORT THEY NEED, TO GROW AND THRIVE. PROPOSED INITIATIVES INCLUDE:

Skills and Apprenticeships

Approximately 8,000 jobs could be generated, with the potential for alternative skills programmes such as degree level apprenticeships to address growing skills needs, providing access to opportunities for local people.

STEM Summit

MAG and its partners would work closely with the Museum of Science & Industry (MOSI) to bring together schools, colleges and businesses from across the north, with a focus on aviation, advanced materials and connectivity.

Mentoring

Mentors from occupier businesses could be paired with entrepreneurs and local young people, guiding them on the skills they would need to develop to be successful.

Community Food Initiative

MAG and its partners would seek to establish a community food and drink hub at MIX, including linking with neighbourhood activities and initiatives by taking the successful 'Platform' programme into the local community.

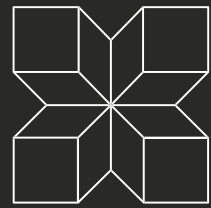
Educational Institute

There is potential for the establishment of an onsite college in collaboration with existing Greater Manchester Higher Education Institutions.

Bug Hotel Biodiversity Initiative

Local children and staff from Woodhouse Park Family Centre recently helped install 20 special bug hotels for mini beasts at MIX MANCHESTER, to encourage biodiversity across the site which is being developed with long-term sustainability in mind. These will be carefully preserved and managed to protect and encourage wildlife. As part of the initiative, the children will be invited back to see the site again to look at what wildlife has inhabited the bug hotels.





NEXT STEPS

Thank you for visiting this public exhibition today, your thoughts and feedback is important to us, and we would be grateful if you could please leave us your comments and feedback through the following means:

Visit us at the community consultation events taking place on:
MONDAY 9TH SEPTEMBER 2024 9:30AM - 2:30PM
TUESDAY 17TH SEPTEMBER 2024 4:30PM - 7:30PM

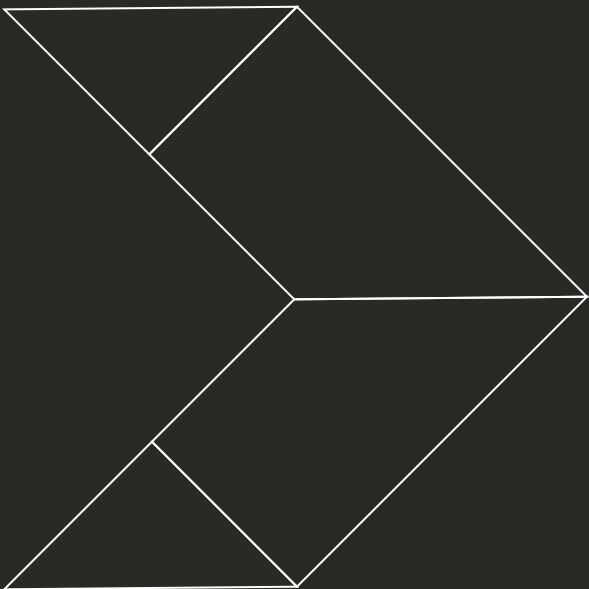
The consultation events will be held at
WOODHOUSE PARK LIFESTYLE CENTRE, WYTHENSHAW, M22 1QW

The draft SRF and an online feedback form will also be available to view on the below consultation website from
13TH AUGUST 2024 – 8TH OCTOBER 2024

Members of the public are invited to leave their feedback via the MIX MANCHESTER website:
MIX-MANCHESTER.COM/CONSULTATION

Our community information line will operate from 9am-5pm Monday-Friday should you have any questions: **0800 068 8471**

You can also contact us and provide feedback by emailing us at:
FEEDBACK@MIX-MANCHESTER.COM



DEADLINE FOR COMMENTS 8TH OCTOBER 2024

Your feedback on the draft SRF is important to us and we value your contribution. Following this period of public consultation, it is anticipated that the SRF will be finalised, to take these comments and feedback into account where appropriate, and then submitted back to MCC's Executive Committee for approval in November 2024. If the draft updated MIX SRF is subsequently approved by the City Council, it will become a material consideration for the Council as Local Planning Authority when determining any applications within the SRF area.

