

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 Manchester City Council, Manchester Airports Group, Beijing Construction Engineering Group, and Greater Manchester Pension Fund.

A 6-week public consultation is now underway to share the proposed Phase 1 at MIX MANCHESTER and listen to your comments and feedback.



ILLUSTRATIVE AERIAL CGI VIEW OF MIX MANCHESTER

THE PARTNERSHIP

MIX MANCHESTER is being brought forward by the joint venture partnership of Manchester City Council, Manchester Airports Group, Beijing Construction Engineering Group, and the Greater Manchester Pension Fund.

The partners' combined experience and investment in major commercial property developments across the world provides the foundation for success.



MANCHESTER
CITY COUNCIL

Manchester City Council is committed to driving sustainable growth and creating vibrant, inclusive communities across the city. Through strategic planning and investment, the Council delivers high-quality developments that support economic prosperity, job creation, and improved quality of life for residents.



Manchester Airports Group (MAG) owns and operates Manchester, London Stansted and East Midlands Airports, together with a significant property business. MAG employs over 4,500 people and annually serves over 55 million passengers.



BCEG

Beijing Construction Engineering Group (BCEG) is a Chinese construction and engineering firm that has built important structures in Beijing and infrastructures and buildings overseas through international branches.



Greater Manchester Pension Fund (GMPF) manages the pension scheme for the 10 local authorities in Greater Manchester and a host of other associated bodies, such as schools, colleges, and charities. It is part of the nationwide pension scheme for local authorities.

THE SITE AND SURROUNDING CONTEXT

MIX MANCHESTER sits 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 perfectly placed to enhance and support the region's innovation economy.

➤ Currently, the MIX MANCHESTER site includes surface level car parks, a pedestrian and cycle link, and unutilised brownfield land.

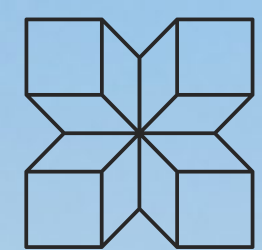
➤ It is located 12km south of Manchester city centre, between Wythenshawe to the north and is separated from Manchester Airport by the M56 and A555 Ringway Road West which runs along the southern boundary.

➤ It is close to the well-established residential community of Wythenshawe, the existing businesses at Manchester Business Park, and by the existing green space at Painswick Park.

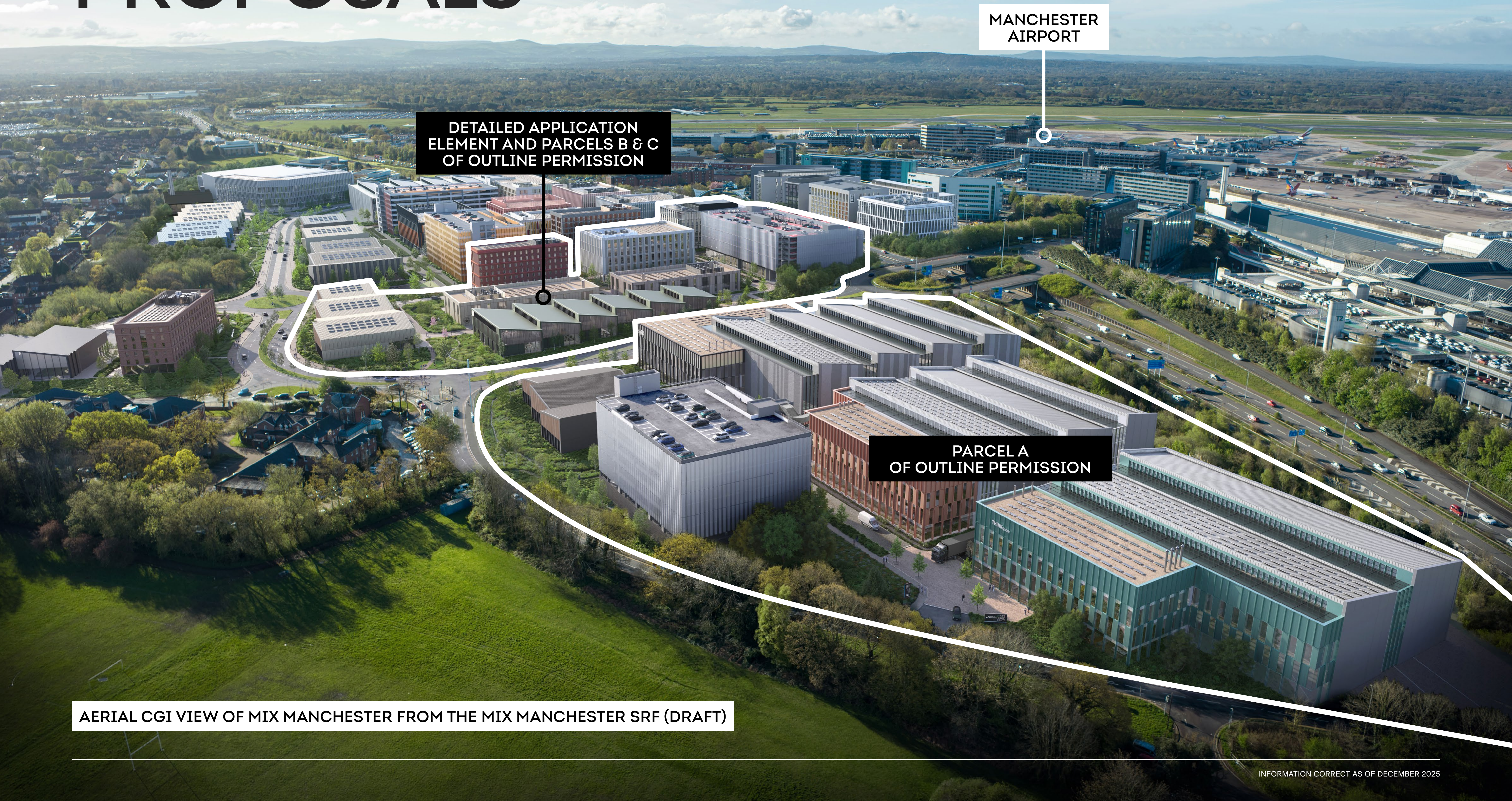
➤ The site does not include or adjoin any designated areas afforded special protection (i.e. areas of ecological or biodiversity value, historic or Listed Buildings or Conservation Areas).

➤ It is located within Flood Zone 1 in accordance with the Environment Agency.





ILLUSTRATIVE PROPOSALS



MANCHESTER
AIRPORT

DETAILED APPLICATION
ELEMENT AND PARCELS B & C
OF OUTLINE PERMISSION

PARCEL A
OF OUTLINE PERMISSION

AERIAL CGI VIEW OF MIX MANCHESTER FROM THE MIX MANCHESTER SRF (DRAFT)

THE VISION FOR MIX MANCHESTER



Illustrative CGI of MIX MANCHESTER



Illustrative CGI view from the south-west of the application site



Illustrative CGI view looking east along proposed east west pedestrian link



Autolus Biopharma, Stevenage - UrbanR Architect

The vision for **MIX MANCHESTER** is underpinned by the following strategic objectives:



FUEL NORTHERN INNOVATION

MIX MANCHESTER 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.



RAISE MANCHESTER'S PROFILE

MIX MANCHESTER 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, whilst also acting as a gateway to the region's thriving innovation ecosystem.



PROMOTE LOCAL PEOPLE

Working alongside the Manchester Southern Inclusive Growth Partnership, MIX MANCHESTER will open up significant inclusive and accessible employment, education and training opportunities at all levels, enabling local people to start, develop and grow their careers in construction, life sciences, advanced materials, clean technology, and digital.



ENHANCE BIODIVERSITY

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



UNRIVALLED CONNECTIVITY

MIX MANCHESTER 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.



QUALITY URBAN ENVIRONMENT

MIX MANCHESTER 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.



EMBED SUSTAINABILITY

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

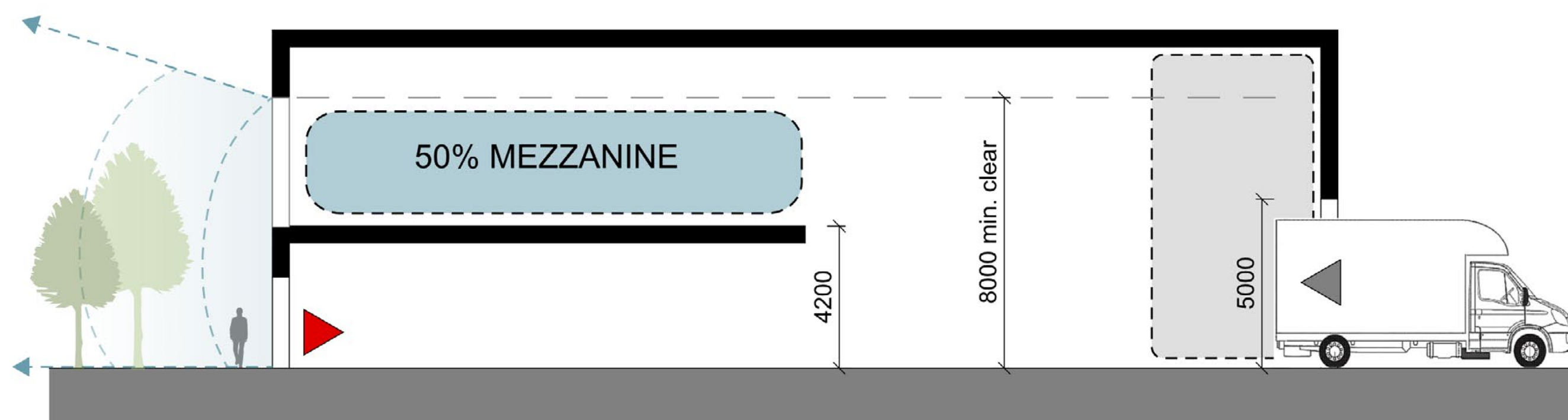
PHASE 1 PROPOSALS

Phase 1 of the MIX MANCHESTER proposals will be sought via a hybrid planning application that includes:

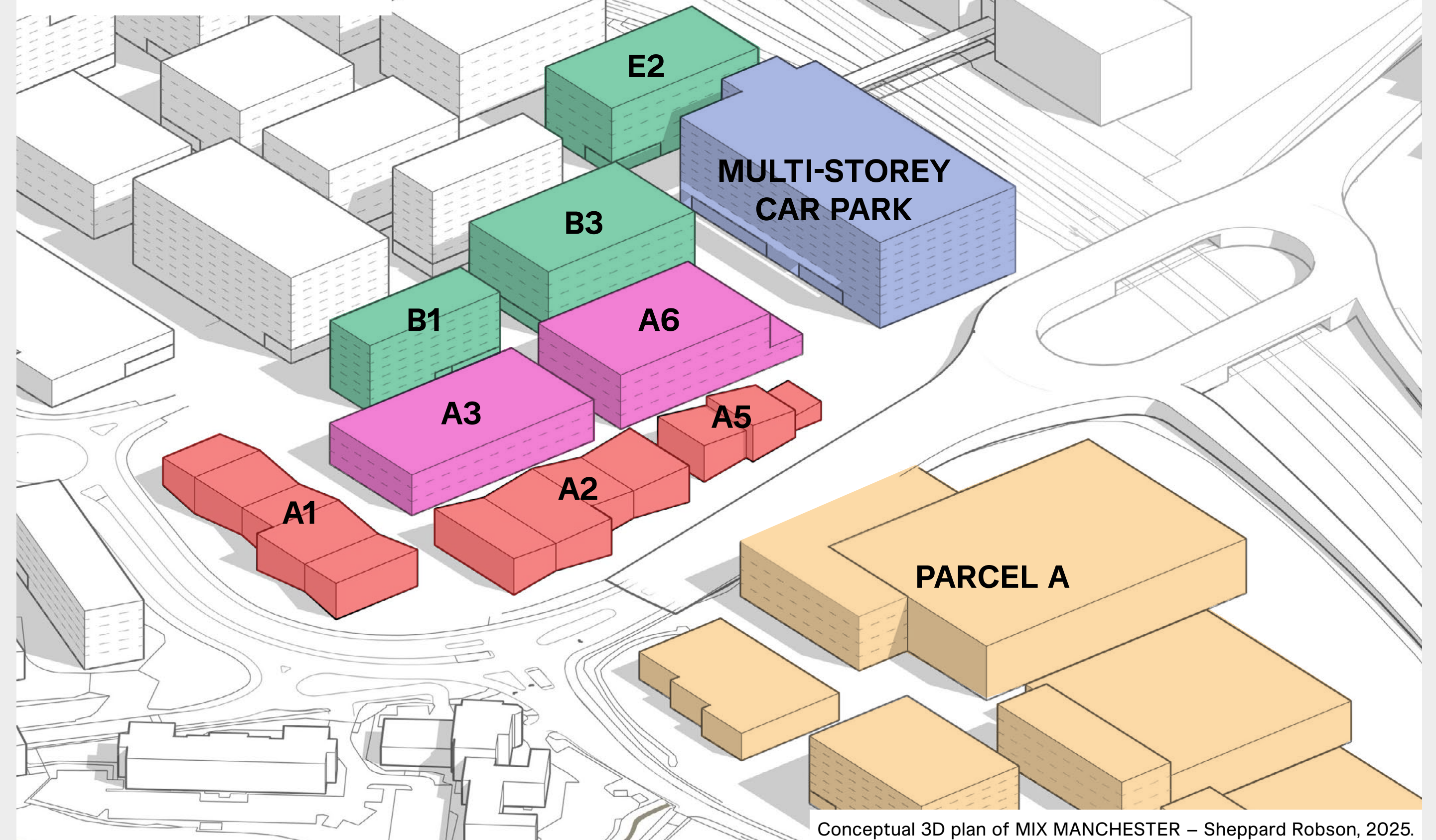
- Full planning permission for one part of the site (the initial phase of development), which provides all the detail needed for that part to start construction right away (subject to planning conditions).
- Outline planning permission for the wider parcel of land. This establishes the principle of development for that area, with the detailed elements like appearance, layout, and landscaping (known as reserved matters) deferred for later approval.

MID-TECH UNIT SCALE

MAXIMUM HEIGHT OF ALL UNITS CIRCA. 12M



PHASE 1 PROPOSALS



FULL PLANNING PERMISSION:

Detailed permission for mid-tech units, multi-storey car park, and ancillary uses.

Use Class

Flexible, hybrid commercial spaces for research and development, light manufacturing and office use with ancillary uses such as food and beverage / retail.

- MID-TECH UNITS**
Total 6,750 sqm
Unit A1 (2,835 sqm)
Unit A2 (2,785 sqm)
Unit A5 (1,130 sqm)
Maximum height of all units circa. 12m

- MULTI-STOREY CAR PARK**
Levels: 18 (half storeys)
Spaces: 1,490 total
EV Charging 25% (total)

OUTLINE PLANNING PERMISSION:

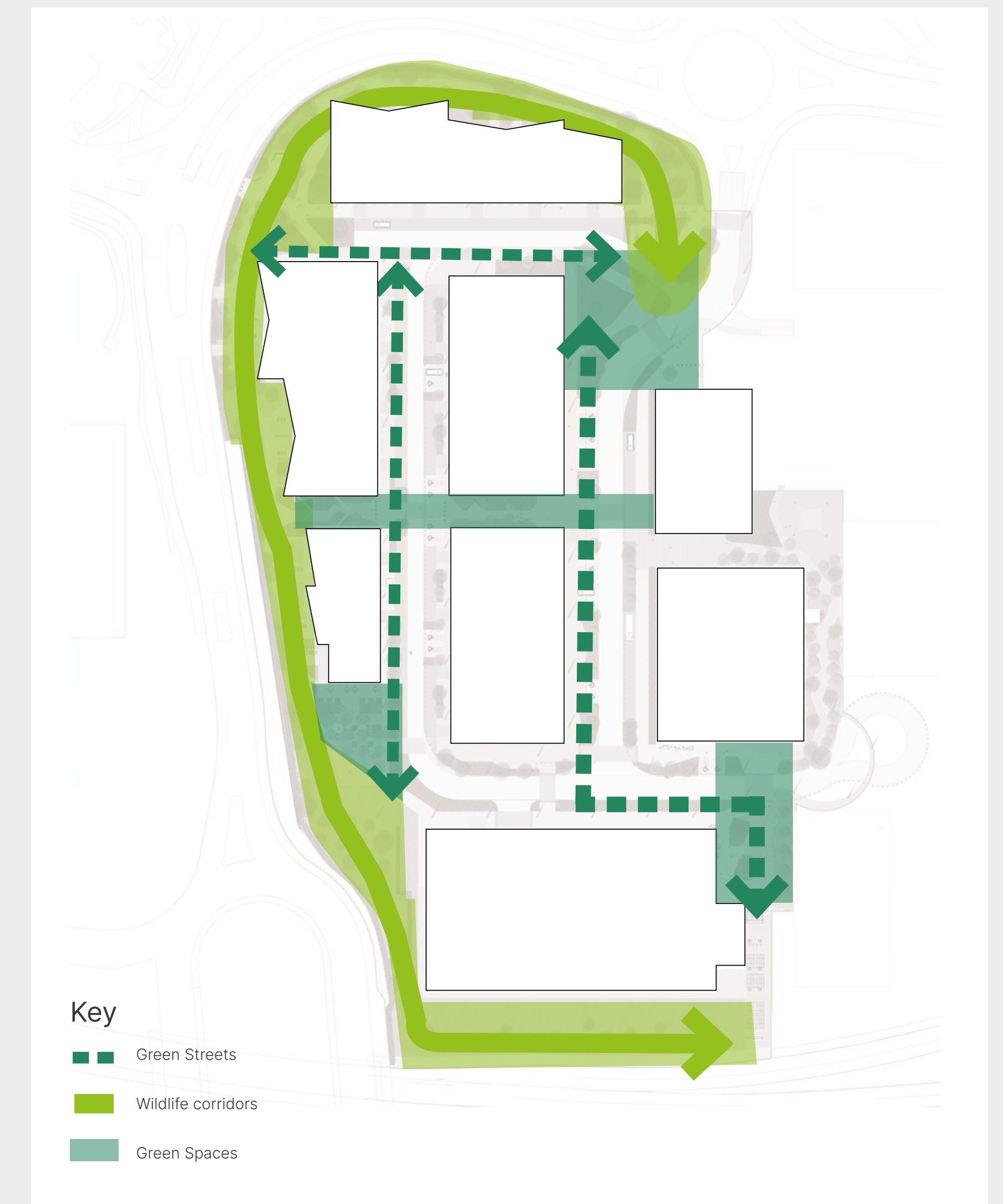
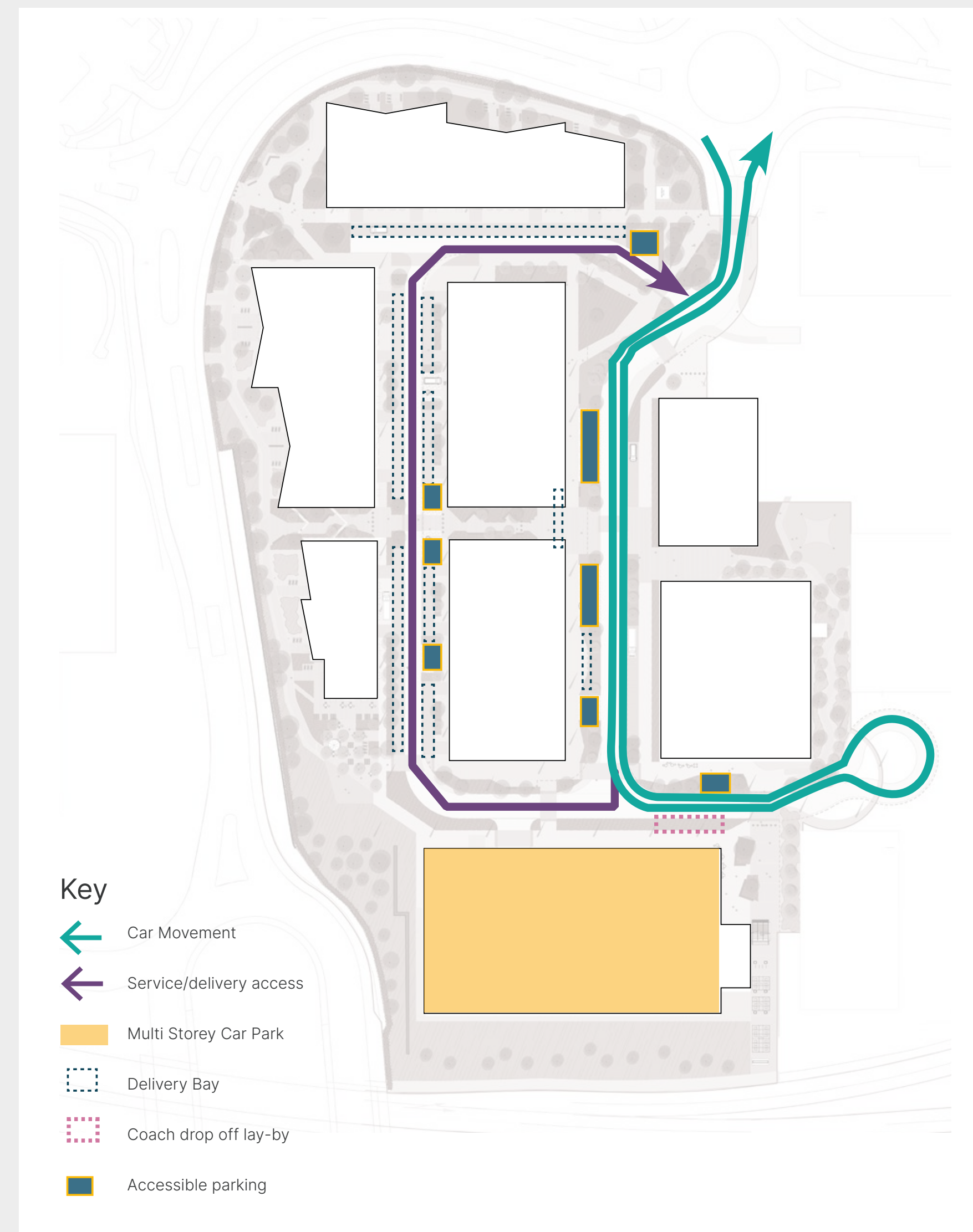
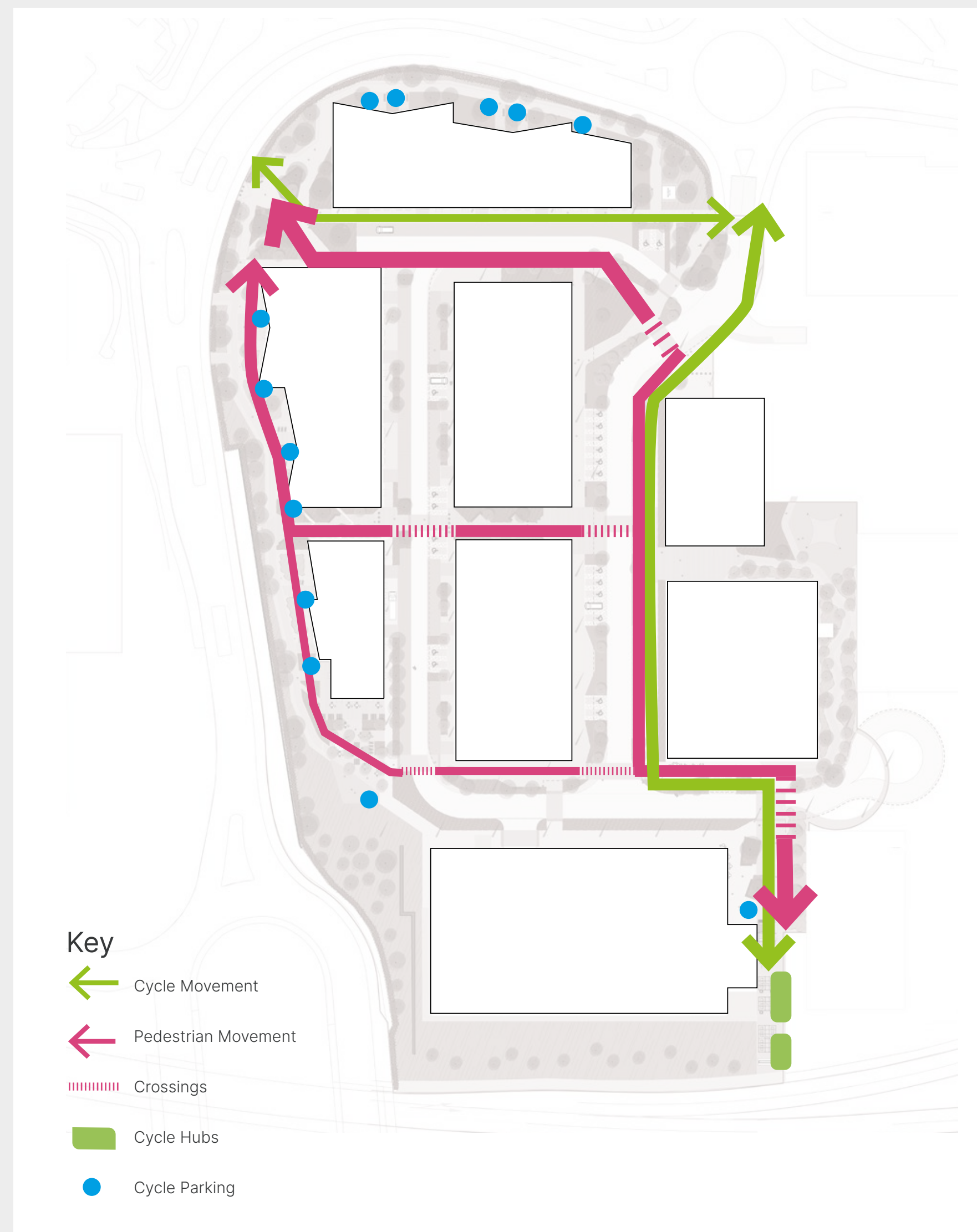
Permission for a range of uses, with all matters reserved except for primary access.

Use Class

Flexible, hybrid commercial spaces for research and development, light and general manufacturing and office use with hotel, multi-storey car parking space and ancillary uses such as food and beverage / retail.

- PARCEL A:**
Up to 50,000 sqm (including a potential 13,000 sqm multi-storey car park)
Max height: 30m
- PARCEL B (Units A3, A6):**
Up to 21,000 sqm
Max height: 30m
- PARCEL C (Units B1, B3, E2):**
Up to 30,800 sqm
Max height: 30m

MOVEMENT, ACCESS AND PUBLIC REALM FOR THE FIRST PROPOSALS OF PHASE 1



PEDESTRIAN AND CYCLE MOVEMENT

Cycle movement will be directed along the primary active street. In the first phase this will take the form of a shared pedestrian and cycle route. When the future masterplan is developed and the loop road becomes one way, a segregated cycle route will be formed.

Pedestrian movement is directed along the main spine of public realm spaces, segregating pedestrians from HGV and large vehicle movement.

VEHICLE MOVEMENT

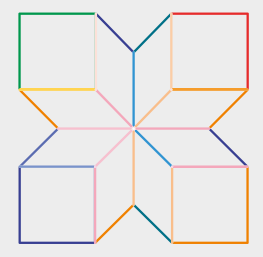
In Phase 1, the main access road will be two-way with a temporary turning circle. As the development progresses, the access road will be completed into a one-way loop road.

Accessible bays are spread across the site, located to ensure bays are located within 50m of all buildings.

GREEN INFRASTRUCTURE

A green corridor wraps around the western, northern and southern boundaries, consisting of dense native tree, hedge and scrub planting. Green streets consist of tree planting, roadside planting beds and rain gardens.

Green spaces consist of movement routes and dwell areas set amongst naturalistic ornamental planting.



£ ECONOMIC IMPACT

Innovation Campus Development

The 109,000 sqm innovation campus includes floorspace for advanced manufacturing, R&D, laboratories, and office spaces.

Job Creation and Sector Growth

Creation of new, accessible, and inclusive jobs in construction, life sciences, clean technology, digital industries, and more.

Research-Industry Collaboration

Fostering partnerships to bridge academic research and commercial applications, boosting productivity.

Strategic Location Benefits

Proximity to Manchester Airport enhances connectivity and supports international business operations.



SKILLS DEVELOPMENT

STEAM Educational Institute

Working in collaboration with local partners to explore the potential for an onsite STEAM-focused educational institute that could offer degree apprenticeships and vocational pathways for local people.

Mentoring Programmes

Mentoring programmes to connect professionals in high growth sectors with local young people and entrepreneurs to develop access, skills and enterprise in innovation-driven industries.

Workforce Upskilling

Initiatives to upskill the current and future local workforce for construction, digital and emerging sectors including advanced manufacturing and life sciences.



LOCAL COMMUNITY BENEFITS

Inclusive Employment and Training

MIX MANCHESTER enables inclusive and accessible employment, education, apprenticeship and training opportunities at all levels in existing and emerging industries. Working with Manchester City Council, local organisations, residents and project partners to ensure local people benefit from the opportunities generated.

Environmental Sustainability

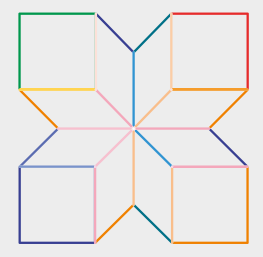
Partnerships like City of Trees enhance accessible green spaces and engage locals in environmental stewardship.

Improved Connectivity and Wellbeing

Publicly accessible pedestrian routes, cycle paths, and public transport to improve campus accessibility and promote healthy living.

STEAM Summit Partnership

Opportunity for MIX to host a STEAM Summit with local schools, colleges, and businesses to inspire our local future generations.



CLIMATE CHANGE & NET ZERO

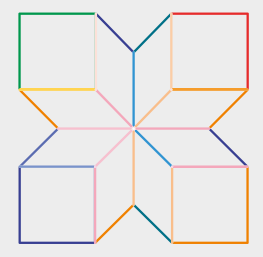
- Commitment to Manchester's 2038 Net Zero target
- BREEAM target "EXCELLENT" for developer's works
- Low-carbon infrastructure and renewable energy integration
- Carbon pledges for businesses and occupiers
- Energy-efficient building design and operations

GREEN SPACE & BIODIVERSITY

- Landscape-led design with integrated sustainable drainage systems
- City of Trees partnership for long-term planting
- Enhancing biodiversity and ecological corridors
- Natural buffers and climate-resilient species

SUSTAINABLE ACCESS & MOBILITY

- Walkable campus with active travel routes
- Cycle infrastructure and secure storage hubs
- Enhanced public transport connectivity
- Reduced car dependency and EV charging provision
- Publicly accessible convenience retail and food and beverage uses



NEXT STEPS AND TIMELINE

Thank you for contributing to the public consultation, your thoughts and feedback are important to us. We would be grateful if you could please leave us your comments and feedback through the following means:



Our public consultation events will be held at
WOODHOUSE PARK LIFESTYLE CENTRE
WYTHENSHAW M22 1QW



Taking place on:
MONDAY 15TH DECEMBER 2025, 2PM – 7PM
THURSDAY 8TH JANUARY 2026, 2PM – 7PM



You can provide feedback via the website:
MIX-MANCHESTER.COM/CONSULTATION



You can also contact us and provide
feedback by email:
INFO@MIX-MANCHESTER.COM

DEADLINE FOR COMMENTS

**FRIDAY 16TH
JANUARY 2026**

Our public consultation runs from **Monday 8th December 2025 to Friday 16th January 2026**.

Please ensure you provide your feedback before the consultation closes.

We are currently targeting the end of March 2026 to submit the planning application.

Further updates to the website will be made in due course.

INDICATIVE PROJECT PROGRAMME

- **2024 – 2025**
Design Development and Conceptualisation
- **DECEMBER 2025 – JANUARY 2026**
Public Consultation
- **MARCH 2026**
Target Planning Application Submission
- **SEPTEMBER 2026**
Planning Permission Target
- **Q4 2026**
Start on Site
- **2030**
Completion of Detailed Element