

Our Ref: 04C101020

Your Ref:

17th March 2022

Jennifer Atkinson
Development Management North
Planning Building Control and Licensing
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Ms Atkinson

**SUBMISSION OF A FULL PLANNING APPLICATION FOR CHANGE OF USE AND PROVISION OF
STORAGE CONTAINERS ON LAND AT PARK STREET, MANCHESTER**

On behalf of Views (Holdings) Ltd ("the Applicant") Avison Young ("AY") are pleased to submit a full planning application which proposes the following on land at 22 Park Street, Cheetham Hill, Manchester, M3 1ET ("the Site"):

"Full planning permission for the provision of storage containers and associated works"

The application documentation has been submitted via the Planning Portal (Ref. PP-11117077) which include:

- Covering Letter prepared by Avison Young
- Application Forms prepared by Avison Young
- Design and Access Statement prepared by Architectural Emporium Ltd
- Flood Risk Assessment and Drainage Strategy prepared by Curtins
- Site Location Plan – C-0.001
- Existing Site Plan – C-0.100
- Existing Elevations 01 – C-0.201
- Existing Elevations 02 – C-0.202
- Proposed Ground Floor Plan – C-2.100
- Proposed First Floor Plan – C-2.101
- Proposed Roof Plan – C-2.102
- Proposed Elevations 01 – C-2.01
- Proposed Elevations 02 – C-2.202
- Container Details – C-2.210
- Access Arrangement – 080919-CUR-XX-GF-D-TP-75001-P02
- Swept Path Analysis Plan – 080919-CUR-XX-GF-D-TP-05001-P02

The planning application fee of £468 which covers a site area of 1,310sqm has also been paid.

The Development Site and Context

The Site extends to approximately 1,310sqm and is located approximately 0.8km to the north of Manchester City Centre, in an area known as Strangeways. An aerial image showing the Site location and an indicative application boundary is provided at Figure 1 below. The Site's most previous use was as a surface level car park of circa 50 spaces. However, since the Applicant acquired the Site and adjacent building to the southwest corner, the car parking has not been in use.



Figure 1: Site Location

The surrounding area, Strangeways, is characterised by predominantly industrial uses with light industrial buildings, vacant sites and surface level car parking supplied throughout.

With regards to environmental constraints associated with the Site, these are listed below:

- Flood Risk – based on the Environmental Agency's Flood Risk Map for Planning, the entirety of the Site is located within Flood Zone 1 where a low probability of flooding is anticipated.
- Heritage – the Site is not located within a Conservation Area and there are no listed buildings or other heritage assets within or in close proximity to the Site boundary.
- Trees and Ecology – there are no trees or vegetation/ soft landscaping or means of ecological value within the Site.

A desktop review of Manchester City Council's (MCC) online planning register has been undertaken. The Site has not been subject to any major planning application within the past 30 years.

The Proposed Development

The Site falls within the Emerging Great Ducie Street Strategic Regeneration Framework (SRF), November 2018, which sets out a long term vision and various development principles for the regeneration of the wider area of land to the north of the City Centre. The Great Ducie Street SRF area extends northwards from Manchester's Inner Ring Road adjacent to the Manchester Arena. A plan showing the extent of the Great Ducie Street SRF area is shown in Figure 2. Whilst the Applicant have long term aspirations to promote this Site along with surrounding land they own for development broadly in line with the SRF, they have identified a shorter term need to utilise the Site for storage purposes (Use Class B8) to the benefit of the local community and businesses.

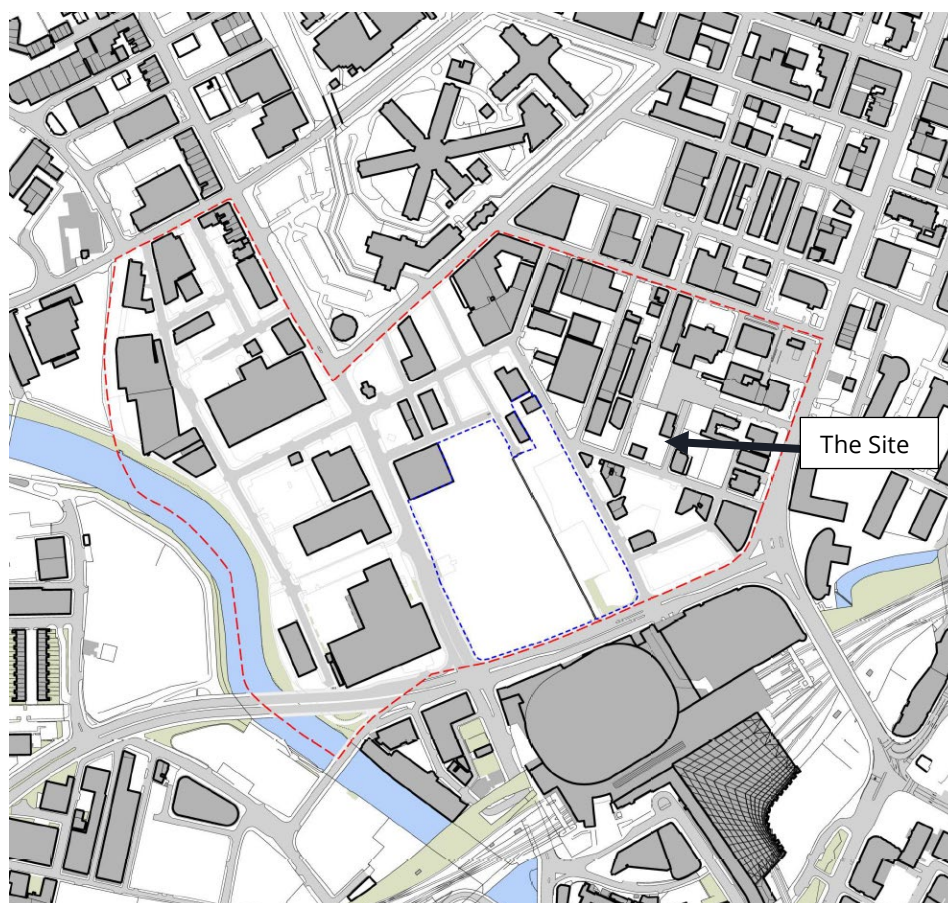


Figure 2: Great Duchie SRF Boundary Extent

This application seeks consent for the provision of 76 20ft containers arranged in three two-storey rows. The total footprint of the containers equates to 590sqm with a maximum height of 5.2metres. This development will allow for both short and long-term storage for personal and business storage. Details of the proposed site layout are shown for approval in the submitted proposal plans, with a detailed explanation contained in the submitted Design and Access Statement.

Given the existing condition of the Site, no ground works are proposed. The containers positioning has been arranged to provide adequate parking of vehicles for loading/unloading adjacent to the containers, as well as sufficient area for manoeuvring around the Site. To ensure enhanced security of the Site, a new electronic entry gate will be installed, set back from the roadway so vehicles can pull in off the road while opening the gate. Further security enhancements are set out in the Design and Access Statement and includes measures such as installation of CCTV and security lighting.

Principle of Development

The Development Plan

The Development Plan for the Site currently comprises:

- The Manchester Core Strategy (adopted July 2012) and Proposals Map; and,
- Saved policies from the Unitary Development Plan (2004).

As defined by the Proposals Map, the Site is not allocated for a specific use, however it is located within North Manchester (Policies EC4 and H3).

The Manchester Core Strategy was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. The following policies from the Core Strategy are considered of relevance for the determination of this application:

- **EC4 North Manchester** – identifies Strangeways Employment Area suitable for retention and growth of general industry, warehousing and distribution.
- **C9 Out of Centre Development** – states that development that improves the environment of an existing out-of-centre facility or its relationship with surrounding uses will be supported
- **DM1 Development Management** – states that all development should have regard to specific issues including siting, layout, scale, form, massing, materials as well as impact on amenity and surrounding land uses.

The Manchester UDP was adopted by the Council in July 1995. The Manchester Core Strategy replaces significant elements of the UDP. There are no 'saved' policies from the UDP considered of relevance for the determination of this application.

The purpose of this application is to utilise an existing brownfield site within a commercial/ industrial district until such time that a long term solution for the Site's development is brought forward. Although the provision of storage containers is not a permanent solution for the Site the proposals and layout have been reviewed in accordance with the Development Plan and it is considered the use on site is appropriate with policies EC4 and C9. Furthermore, the design, layout and function of the Site has been prepared in accordance with DM1 through the positioning of the

containers and access arrangements. Assessments have also been undertaken to ensure no risk of flooding.

Great Ducie Street Strategic Regeneration Framework (2018)

The Great Ducie Street SRF (November 2018) sets out a long term vision and various development principles for the regeneration of the wider area of land to the north of the City Centre. It extends northwards from Manchester's Inner Ring Road adjacent to the Manchester Arena.

The SRF includes a high-level masterplan which denotes the intended uses of individual blocks within the masterplan area. The SRF also notes that a number of noteworthy buildings are present within the Character Area and, where possible, these should be retained and re-used and that development should facilitate opportunities for improved public realm and the creation of new pedestrian routes. Of relevance to this application Site, the Masterplan illustrates mixed-use block incorporating new commercial and residential space, an extract of which is shown in Figure 3 below:



Figure 3: Extract of Proposed SRF Masterplan

This application, once approved, will in no way prohibit the ambitions set out in the SRF for the redevelopment of the Site and wider area. The Applicant has a vested interest with the long term development of the Site broadly inline with the principles and parameters of the SRF. However, this is very much a long term strategic plan and relies on surrounding development/ provisions being delivered. Until such time that the Applicant can deliver the long term aspirations, the purpose of this application is to provide a short term solution to utilise existing land which is considered suitable for an identified need and in accordance with the existing surrounding uses and commercial context of the area.

National Planning Policy Framework (2021)

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The overall emphasis of the NPPF is to reiterate the Government's key objectives of

boosting the supply of housing, facilitating economic growth, and securing sustainable development. The NPPF is a significant material consideration in the determination of this application.

Chapter 11 "Making effective use of land", states that applications should promote an effective use of land in meeting identified needs whilst safeguarding and improving the environment. It is also overwhelmingly in support of delivering previously developed/brownfield sites for development which addresses an identified need. Paragraph 123 specifically states:

"Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs."

The site is not allocated for a specific purpose but it does fall within the SRF masterplan for mixed-use development. As aforementioned, the intention of this application is to utilise a vacant, sustainable brownfield site for an identified need until such time that it can be redeveloped to serve a greater need in accordance with local policy, the SRF. The principle of which is clearly supported at a national planning policy level.

Overall, the NPPF makes it clear that Local Planning Authorities should look for solutions rather than problems, and decision-takers should seek to approve applications for sustainable development.

Summary

The local and national planning policy context is overwhelmingly supportive of utilising previously developed sustainable land for identified development needs. This application plays a small but important short term role and will in no way impeded delivering the Council's long term ambitions for the major change and regeneration in this part of Manchester.

I trust that this is satisfactory for the Council to enable swift validation of the application. We would welcome continued positive dialogue with the Officers during the determination of the application. In the meantime, should you require any further information or wish to discuss the application then please do not hesitate to contact me.

Yours sincerely,



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For and on behalf of Avison Young (UK) Limited