Our ref: 784-B076345

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

08 October 2025

Dear Sir/Madam,

Planning Application for the Temporary Use of a Currently Vacant Plot for a Construction Compound

Land at Frances Street and Cabot Street, Manchester

On behalf of our client, Morgan Sindall Construction, I enclose a planning application for the temporary use of a currently vacant plot of land as a construction compound. The site is located adjacent to Cabot Street and France Street and currently provides an area of amenity grass land, hereby referred to as 'the Site'.

The proposed description of development is as follows:

"Temporary use of site as a construction compound (associated to facilitating development of permission reference 137399/FO/2023)"

The application is submitted in order to support the construction process for the Kadans Sci-Tech Building development at the neighbouring site bounded by Upper Brook Street, Cottenham Street and Kincardine Road.

The planning application is being submitted through the Planning Portal under reference PP-14381012. The following documents and drawings are submitted with the application:

Supporting Documents / Drawings:

Drawing Title	Drawing Number / Reference
Completed Application Form (including completed Ownership Certificated)	N/A
Planning Application Cover Letter (this document);	N/A
Site Location Plan	UBS-MSC-ZZ-00-DR-C-02-0002 Rev P01
Site Plan	UBS-MSC-ZZ-00-DR-C-02-0001 Rev P01
Cladding Visual Mock Up	7025-SRA-ZZ-XX-DR-A-214901 P01
Kadans UBS - Welfare Cabins Plans	25-0999-001b
Kadans UBS - Welfare Cabins Elevations	25-0999-001b
Construction Method Statement	Morgan Sindall – "Method Statement for Planning Condition no7", 25th July 2025

Background:

Planning Permission was granted on 29th November 2024 for the Kadans Sci-Tech development at the neighbouring site to the north west, bounded by Upper Brook Street, Cottenham Street and Kincardine Road. The permission is described as follows:

> *"Reference 137399/FO/2023: Erection of a 6 to 9 storey building for Sci-Tech use (Use Class E (g)(ii)) and 265sqm of a cafe/bar (Use Class E (b)), and a 9 to 23 storey building for Purpose Built Student Accommodation (PBSA) (Use Sui Generis), comprising 737 bedrooms and 293sqm of community use (Use Class F2 (b)) and 80sqm of commercial floorspace (Use Class E), alongside new public realm, access, parking, and associated works following demolition of existing buildings."*

In order to deliver the approved scheme, it is necessary to establish appropriate facilities to support construction activities. To enable this, we are seeking temporary planning permission for the use of nearby vacant land at the application site as a construction

compound. Use of the site to accommodate the construction compound is sought for a temporary period **up to the end of August 2028**.

The site will provide essential space for site offices, construction staff welfare facilities and to provide a façade mock up to display the proposed materials for the development. This temporary use is critical to ensuring the efficient, safe, and timely delivery of the approved development.

Site Location and Site Context:

The Site is located within the red line boundary and is shown in the Site Location Plan (drawing number UBS-MSC-ZZ-00-DR-C-01-0002). The site is located on land bounded by Kincardine Road to the north, Brunswick Street to east, Cabot Street to the south and Frances Street to the west. The Site is located at National Grid Reference: 384952 (easting), 396827 (northing). The Site is currently grassland, with a vacant public house located to the northwest, and a concrete slab located to the east, which has been left as a result of the demolition outlined in the Relevant Planning History section of this letter. Further afield to the north of Kincardine Road and the east of Brunswick Street lies the residential area of Brunswick. To the south of Cabot Street is the W.H. Lung Supermarket and its associated parking. The A34 (Upper Brook Street) travels in a northwestern direction approximately 90m west of the Site, connecting the area to Manchester City Centre.

The Site is approximately 0.06ha in size. The gov.uk flood map for planning shows the site to be located within Flood Zone 2.

The Site is shown in the extract of the Site Location Plan below (Figure 1) bounded in red, with the Kadans Sci-Tech site shown for reference bounded in green.

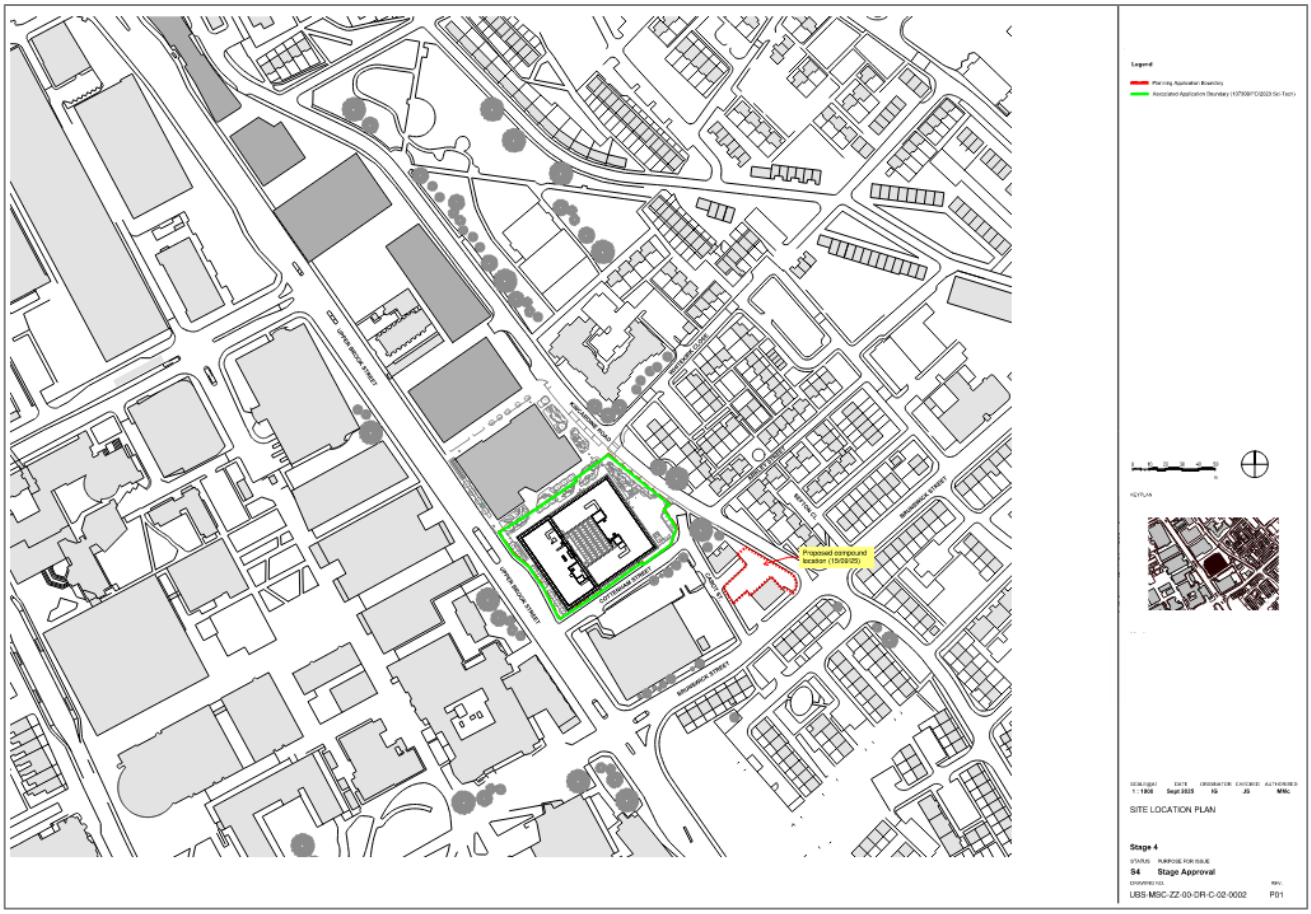


Figure 1 – Site Location

Proposed Development:

The proposed development will include the installation temporary modular portacabins, providing three levels of accommodation. These units will form the site offices and welfare facilities, reaching a height of 9.39m, length of 22.7m and depth of 9.702m.

The proposal also includes the construction of a façade mock up in order to provide construction workers with a full-scale mock up before commencing work on the façade of the development. This is also required to support the discharge of planning conditions relating to the approval of materials for the Kadans development, as requested by the local planning authority.

Parking for construction works has been identified to be accommodated at the nearby Aquatics Centre multi-storey car park. Car parking will therefore not be required at the application site.

The temporary compound will be constructed following the receipt of planning approval, and will remain in place until the end of the construction period, programmed for August 2028.

The temporary compound is critical to support the delivery of the Kadans Sci-Tech building at Upper Brook Street, with available space at the construction site being significantly constrainted. The compound will be secured with temporary site hoarding, lighting and CCTV.

Relevant Planning History:

A search for planning applications at the Site has identified one recent application. A prior approval application was submitted on 10th January 2023 for the demolition of a single storey building (application reference 135670/DEM/2022). A decision was received for this application to 20th February 2023 which raised no objection to the prior approval. Demolition of this building has since taken place.

Planning Policy Context:

Planning applications at the site will be required to give consideration to the following planning policy documents:

- National Planning Policy Framework (NPPF) (2024).
- Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039.
- Manchester Core Strategy 2012 – 2027.

National Planning Policy Framework (December 2024)

Paragraph 8 of the NPPF outlines three overarching objectives for achieving sustainable development, which are independent and need to be pursued in mutually supportive ways. They are:

- An economic objective – to help build a strong, responsive and competitive economy by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth;
- A social objective – to support strong, vibrant and healthy communities;
- An environmental objective – protecting and enhancing our natural, built and historic environment.

Section 6: Building a strong, competitive economy states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Weight should be place on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Section 11: Making effective use of land outlines that policies and decisions should promote an effective use of land. It sets out that local planning authorities should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership.

Section 12: Achieving well designed places outlines that the creation of high-quality buildings and places is fundamental to what the planning process aims to achieve.

Section 14: Meeting the challenge of climate change, flooding and coastal change states that new development should be planning so that they minimise vulnerability and improve resilience to climate change and flood risk.

Places for Everyone Joint Development Plan:

Policy JP-Strat1: Core Growth Area states that the Core Growth Area will be protected and enhanced, with sustainable development supporting major growth in the number of jobs provided across the area providing opportunities to create jobs for local communities.

Policy JP-Strat2: City Centre outlines that the role of the City Centre as the most significant economic location in the country outside of London will be strengthened. It will enable people to take advantage of the access to education and training. It will be a priority for investment in development and infrastructure.

Policy JP-S4: Flood Risk and the Water Environment states that development should minimise the impacts on current and future flood risk.

Policy JP-P5: Education, Skills and Knowledge states that significant enhancements in education, skills and knowledge to benefit existing and new residents will be promoted by enabling the delivery of new and improved facilities for all ages such as early years, schools, further and higher education and adult training.

Core Strategy 2012 – 2027:

Policy SP1 Spatial Principles states that development should improve access to jobs and education.

Policy EC1 Employment and Economic Growth in Manchester states that the Council will support other significant contributors to economic growth and productivity including health and education.

Planning Considerations:

Paragraph 11 of the NPPF, confirms that planning applications should be determined in accordance with the Development Plan unless material circumstances indicate otherwise.

The proposed temporary use of the Site as a construction compound directly supports the delivery of the approved Kadans Sci-Tech building on Upper Brook Street, which represents a significant new educational and research facilities. The compound will provide essential welfare facilities and offices for the contractor, enabling the safe and efficient development of the consented scheme. In supporting the delivery of strategically important development for the area, the proposal accords with the economic objectives of the NPPF (2024), supporting growth and productivity through the delivery of major employment and educational infrastructure. It also aligns with Policy EC1 of the Manchester Core Strategy, which seeks to support developments that contribute to economic growth, particularly within the education and health sectors.

The compound will consist of standard modular portacabins used for office and welfare purposes on construction sites across the country, together with a façade mock-up area for construction testing. The layout and scale are typical for developments of this nature and will have minimal visual impact on the surrounding environment. Temporary hoarding will be installed around the compound to ensure safety and security, while also maintaining a neat and professional appearance. The overall design is consistent with the Construction Environmental Management Plan (CEMP) submitted to discharge Condition 7 of the existing planning permission, ensuring consistency in the construction approach and minimising any potential visual or amenity impacts.

The Site lies within Flood Zone 2 as identified by the Environment Agency flood mapping. No permanent structures are proposed, and the temporary cabins and associated infrastructure can be removed at the end of the construction period, minimising long-term environmental impacts.

The compound is proposed for a strictly temporary period, expiring no later than August 2028. The temporary nature of the proposal ensures that any minor, short-term effects are outweighed by the benefits of facilitating the construction of the approved scheme. Upon completion of the development works, all portacabins, fencing, and associated infrastructure will be removed, and the land reinstated to its current quality and use.

Conclusion:

The proposed temporary compound represents a necessary and proportionate form of development that supports the delivery of a major, consented development project. The proposal accords with the relevant policies of the NPPF (2024), the Places for Everyone Joint Development Plan, and the Manchester Core Strategy. It will deliver significant short-term operational benefits with limited environmental impact.

In light of the above, it is requested that planning permission should be considered for approval for the proposed development.

Yours sincerely,



Chris Binns

Senior Planner
Tetra Tech