Manchester City Council,
Town Hall Extension
Albert Square
Manchester
M60 2LA

Our Ref: 142-002
Via Planning Portal (reference PP-13586120)

Date: 13th December 2024

Dear Sir or Madam,

Unit 7 & 8, Ringway Trading Estate, Shadowmoss Road, Manchester M22 5LH

Change of use application from B8 (storage and distribution) to vehicle hire business (sui generis)

We are pleased to enclose an application submitted on behalf of Hertz UK Ltd seeking planning permission for a change of use from B8 (storage and distribution) to vehicle hire business (sui generis) at Units 7 & 8 at Ringway Trading Estate Shadowmoss Road.

This application compromises the following:

- Application Form
- Application Fee (£578)
- This Cover Letter
- Location Plan
- Site Layout Plan
- Proposed Floor Plans & Elevations

This letter sets out the context of the plans, the relevant planning policies and the main planning considerations relevant to the application.

The site

Units 7 & 8 are small industrial units comprising 1,960m^2, located in the Eastern portion of the Ringway Trading Estate. On-site parking is available at three separate points on

site this accounts for 35 on-site parking spaces within the units, car parking provisions are located at the South of unit 7, East to unit 8 and a separate larger car park East of both Units 7 & 8. The total number of parking spaces within the trading estate is 210 with the Ringway Trading Estate extending 13,939 sqm.

Units 7 & 8 are not currently vacant, the current tenant plans to relocate to alternative during the first quarter of 2025, with the units being marketed in for subletting or assignment of their lease to January 2029.

Background context

Ringway Trading Estate is suitable for transporter lorry access for fleet logistic movements, which is an activity currently carried out by other operators. With the intended use of site to transfer customers to and from the airport by minibus, which again is an activity currently carried out by current operators such as Arnold Clark car rental.

The economic benefits to be acquired through this use of the site is clear as Hertz have established a global travel brand and a long history of serving the business and leisure travel brand associated with Manchester Airport, as well as servicing the footfall of commuters at Manchester Piccadilly Station.

Hertz have now brought the Dollar brand, and they intend to propose a dual branded Hertz & Dollar car rental offering. This partnership will sustain Hertz' existing renowned

Ringway Trading Estate is a well-established employment zone comprising 14 industrial units of varying sizes. The freeholder is Manchester City Council, and Mileway is the landlord, with the Sterling Event Group Limited the current tenant of units 7 & 8. The estate is located within an attractive landscaped environment, situated within a mile of Manchester Airport.

We understand that the majority of the industrial estate was granted planning permission between 1974 and 1977. The industrial estate provides a range of commercial and industrial uses catering to a variety of business needs.

The estate has good accessibility, with Junction 5 of the M56 motorway in close proximity enabling convenient access to the wider region and Shadowmoss Road providing a direct link to Ringway Road and the Airport. The site also lies in proximity to bus services and the Shadowmoss Metrolink station. The site is accessible by a range of transport means, including accessibility by Mollington Road.

Manchester City Council own most of the estate, with Sterling Event Group Limited owning the Northern part of the site where Units 7 & 8 are located.

The application site is not located within a designated Conservation Area and is not in close proximity to any listed buildings or buildings of local historical interest. It is also located within Flood Zone 1.

Relevant planning policy

For the purposes of this application, the relevant Development Plan documents comprise the Places for Everyone Plan (adopted 2024), the Core Strategy (adopted 2012) and extant UDP policies. A new Local Plan is in the pipeline but is not yet at a stage where it can carry any weight in decision-making.

The National Planning Policy Framework (NPPF, 2023) is a material consideration of significant weight.

Places for Everyone (2024)

The document is a strategic plan and deals with strategic matters across the 9 authorities. The assessment of non-strategic matters falls under the jurisdiction of the Development Plans specific to the relevant authority. Nonetheless, the Plan does include policies relevant to the proposal.

Objective 3 is to ensure a thriving and productive economy in all parts of Greater Manchester. A key element to this is ensuring there is a diverse range of employment sites and premises.

Policy JP-J2 states that a diverse range of sites and premises will be made available for all kinds and sizes of business. Sites currently providing employment facilities will be protected against other forms of development.

Core Strategy (2012)

The site area falls under Policy E10 Wythenshawe, Manchester City Boundary and has close association with Policy MA 1 Manchester Airport strategic site.

Policy EC 10 states that economic development should be channelled into existing employment sites and identified Ringway Trading Estate as an existing employment site. The policy sets out that Wythenshawe is expected to provide 55ha of employment land within B1a offices, B1b/c research and development and light industry and B8 logistics and distribution.

The permitted use of the area for light industry and B8 logistics and distribution is permitted in local policy, offering supporting in principle to the development.

Development proposals and planning application should have regard to:

> *'Ensuring employment opportunities are made accessible to local communities, particularly those at Manchester Airport.'*

Policy EC 10 sets out that the policy commitment to support local employment, particularly those at Manchester Airport. With the site supporting the functionality of the airport service, this can be seen as an additional opportunity to support local employment in association with Manchester Airport.

Policy EC 11 Airport City Strategic Employment Location sets out that the area north of Manchester Airport is a significant opportunity for employment development. The opportunities created by the Airport are seen as a catalyst for further development, with this driver being unique to the part of Manchester. Therefore, the benefits to be acquired through pursuing local economy growth is set out. By channelling investment into areas with a close relation with the Airport sustains the long-term viability of local employment.

Policy EC 11 sets out that the area north of Manchester Airport is suitable for warehousing and ancillary commercial facilities which will support further the business destination role at Airport City.

National Planning Policy Framework

Paragraph 10 sets out that decisions should be made with a presumption in favour of sustainable development.

Paragraph 12 sets out that local planning authorities may take decisions that depart from the development plan, 'if material considerations in a particular case indicate that the plan should not be followed.'

Paragraph 85 sets out that planning decisions should *'help create the conditions in which businesses can invest, expand, and adapt'*. Significant weight is placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development.

Paragraph 87 states that decisions *'should recognise and address the specific locational requirements of different sectors'*.

Paragraph 126 sets out that '*planning policies and decisions should adapt to changes in land demand.*' It specifies that if there is little chance of an application for the use allocated in a plan being brought forward, applications for alternative uses should be supported, provided the proposed use helps meet an unmet development need in the area.

Planning considerations

The proposed development is situated within a well-established industrial estate that includes a range of business uses, specifically B2 (general industrial), B8 (storage and distribution), E(g) (commercial, business, and service), and sui generis. As already identified, Units 7 & 8 are owned by Sterling Event Group Limited. The surrounding businesses in the industrial estate include Dollar Thrifty Car & Van Rental, EFE Electronic Commerce (UK)Ltd and Airplan Flight Equipment Limited / Crécy. The presence of such a range of businesses demonstrates a precedent for a diverse range of industrial uses within Ringway Trading Estate. Planning permission was granted for a change of use permission in 2001 for Unit 7 to operate as short-term airport storage (B8) as per 063887/FU/SOUTH2/01/.

A sui generis use of this nature generates employment and economic activity, and PfE does not seek to limit the range of employment uses to traditional B and E (g) activities. The proposal creates an opportunity to safeguard and expand the economic and social benefits of an existing source of employment. This aligns with NPPF paragraph 85, which emphasises the importance of creating conditions conducive to business investment, expansion, and adaptation. The use of Units 7 & 8 to sustain the functionality of Manchester Airport's operations is vital in supporting local economic activity. Hertz is an established and reputable business with a strong history within the industrial estate and the city of Manchester.

The site is located within a sustainable location, whereby employees and customers can access the site via public transport and walking. The location of the site aligns with NPPF paragraph 87 as the specific locational requirements of vehicle hire businesses require a range of accessibility options as not all customers will travel to the site by car.

The site forms part of the allocation Airport City Strategic Employment Location, identifying that the area north of Manchester Airport is a significant opportunity for employment development, with a key role to play in supporting the wider city.

The key material considerations including the unit to sustain existing deployment is the safeguarding of jobs, this is key in the assessment of this applications.

The proposal does not involve any external modifications, which will limit the development's impact on surrounding properties, particularly residential. Additionally, the site is not adjacent to any residential properties, limiting the adverse impact on local residents / properties. Any activity will take place on the opposite side to any nearby dwellings, meaning the buildings will shield residents from any noise and general disturbance.

Overall, therefore, the proposed change of use seeks to allow the tenant a suitable premises to enable valeting, the storage of vehicles, the collection and delivery of vehicles and office spaces, bringing forward bring tangible economic benefits. The proposed development aligns with NPPF paragraph 85, which places 'significant weight' on supporting economic growth and productivity. Furthermore, the proposal sets out the efficient use of a unit within a prominent employment area, supporting economic growth which aligns with NPPF paragraphs 10, 85, 87, and 126. The proposal aligns with local Development Plan policy and national planning policy.

Conclusion

This application seeks to change the use of Units 7 & 8 at Ringway Trading Estate to Sui Generis by Hertz UK Ltd, safeguarding an existing industry estate and future proofing its capacity to service Manchester Airport. The site's location offers excellent transport links, making it suitable for the proposed vehicle hire business.

In line with NPPF paragraph 12, the material considerations in support of this proposal outweigh any conflict with the development plan, as the proposal support economic growth, job creation, and the effective use of an industrial unit.

We trust that the above information is sufficient to validate and consider the application, and we would be happy to provide any further information or answer any queries at your earliest convenience.

Yours sincerely,

Imogen Byrne-Mullan
[enter title] optional

t: [enter contact number] optional

cc: [Insert applicable or details]
enc: [Insert applicable or details