

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139307/NMC/2024
Date registered valid: 19 February 2024
Proposal: Non material amendment to application ref no 138222/JO/2023 to amend the description of development to including sample storage at Ground Floor.
Address: Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Ward(s): Hulme Ward

Applicant: Bruntwood SciTech Ltd
Agent (if any): Ms Eithne FitzGerald Deloitte LLP
Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

Recommendation: Approve

Date of recommendation:

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: N/A

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The site is in Manchester Science Park (MSP), a strategic employment location in Oxford Road Corridor. It includes innovative science and technology companies at all life-cycle stages with support services that encourages collaboration and co-creation. It is a highly accessible location close to major research institutions. The MSP is covered by a Strategic Regeneration Framework (SRF) which was endorsed in 2018 with an Addendum was subsequently endorsed in 2023.

The site is 0.67 ha and bounded by Greenheys Lane and Pencroft Way. Until recently it included the Greenheys building; two vacant terrace houses, one of which was in use as a hot food takeaway; a single storey brick building used as a furniture store; a surface level car park and highway land. The Greenheys building is mainly used as research, laboratory and commercial office use. These buildings have now been demolished under application ref no (application ref no 136962/DEM/2023).

There is a 60 space car park is accessed off Pencroft Way.

The Base building, a five-storey office development constructed in 2022 is to the south. The McDougall Centre, owned by the University of Manchester, is to the north and is largely disused although a prayer hall is in use. The Site is to the east of Greenheys Lane and a residential area is on the opposite side of the road.

Description of area

MSP is identified as a strategic employment location in the Core Strategy and is in the Oxford Road Corridor. It includes innovative science and technology companies at all life-cycle stages with support services that encourages collaboration and co-creation. It is a highly accessible location close to major research institutions.

Description of development

Consent was granted in July 2023 (application ref no 136934/FO/2023) for a 7-storey building, cycle parking, hard and soft landscaping, access and servicing, and associated works. The development includes a full plant level, for office and laboratory floorspace (Use Class E). An anchor tenant would occupy the ground, mezzanine and first floor, with the remaining floors available for occupiers primarily within the life science and healthcare sectors. The anchor tenant is an internationally significant health research organisation that would bring substantial direct and indirect socio-economic benefits to MSP and the wider Corridor eco-system, and leverage MSP's advantages in terms of locational clustering with major knowledge and research institutions. Importantly, securing the tenant at MSP will strengthen Manchester's Research & Development (R&D) capabilities and world leading reputation for life science and health innovation, catalysing the next phases of development at the park through clustering opportunities.

The application seeks a minor change to the approved description of development.

Consultations & Notification Responses

None

Issues

The Applicant's anchor tenant requires the description of development to explicitly reference sample storage to ensure the approved description of development is consistent with the occupier's business case for funding

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

2) The Applicant's anchor tenant requires the description of development to explicitly reference sample storage to ensure the approved description of development is consistent with the occupier's business case for funding

This will have the effect of amending the description of development to the following:

Erection of 7-storey building including a full plant level; comprising office and laboratory floorspace (Use Class E) including sample storage at Ground Floor; associated cycle parking, hard and soft landscaping, access and servicing and other associated works

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL