

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136942/FO/2023

Date registered valid: 11 May 2023

Proposal: Continuation of the use of the land as a temporary surface car park for a period of 4 years.

Address: Denmark Road Car Park, Ripon Street, Manchester, M15 6JS

Ward(s): Hulme Ward

Applicant: Bruntwood SciTech Ltd

Agent (if any): Miss Eithne Fitzgerald Deloitte LLP

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 04/07/2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 9 June 2023

Standard consultations:

Printed: 31 May 2023 Expired: 21 June 2023

Neighbour notifications

Printed: 31 May 2023 Expired: 21 June 2023

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

The application relates to the Denmark Road Car Park, a 157no space surface carpark located on the northern side of Denmark Road and to the east of Ripon Street. The site is paved in tarmac and is lined by timber rail fencing and mature trees. The site also features multiple lighting columns and 2no ticket barriers fronting out onto Denmark Road.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site lies within the southern tip of the area allocated as Manchester Science Park, thus the area to the north of the application site is characterised by a high number of properties of varying size and design in research and office uses (Class E). To the south of the application site lie properties in residential use along St Bees Close and Fairlawn Close (Class C3). To the east of the application site lies a property is use as sheltered accommodation (Class C2A).

Description of development

The application seeks temporary consent for the continued siting of the surface car park present on site for a further period of four years.

The proposal would also see the removal of the site's ticket barriers that front out onto Denmark Road and new landscaping measures along the northern boundary of the site.

Planning History

124795/FO/2019 - Continuation of the use of the land as a temporary 157 space surface car park for 5 years, originally approved under reference 106024/FO/2014/S1 – Approved November 2019.

106024/FO/2014/S1 - Creation of a temporary surface car park with 159 spaces for use by Manchester Science Park, with associated footpath link, accesses/egresses on Denmark Road and Ripon Road, lighting, landscaping and boundary treatment following the demolition of existing buildings – Approved August 2014.

Consultations & Notification Responses

Publicity – None received.

Cadent Gas – No objection subject to an informative relating to cadent gas infrastructure.

Environmental Health – No objection subject to conditions relating to hours of use, time limit of permission and air quality.

Greater Manchester Ecology Unit – No objection received.

Greater Manchester Police – No objection.

Highways – No objection.

MCC Flood Risk Management – No objection received.

Neighbourhood Team Leader (Arboriculture) – No objection received.

Transport for Greater Manchester – No objection.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC5 – Transport
- Policy T1 – Sustainable Transport
- Policy EN14 – Flood Risk
- Policy EN15 – Biodiversity and Geological Diversity
- Policy EN16 – Air Quality
- Policy DM1 – Development Management

Manchester Science Park Strategic Regeneration Framework Update – Dated August 2018 (MSP SRF)

Manchester Science Park Strategic Regeneration Framework Greenheys Site Addendum – December 2022

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places

- Chapter 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change

Issues

Principle of Development

The proposal would see the continued siting of a 157no space car park for a period of four years. The Manchester Science Park Strategic Regeneration Framework (Dated August 2018) states “the existing temporary surface car park at Rippon Street would be retained for a further five year period to provide for occupier car parking requirements”.

Permission 124795/FO/2019 is considered to be the manifestation of this commitment, with it seeing the retention of the car park on site until September 2024. The MSP SRF goes onto detail that the site will be home to a future MSP building but does not expand upon this point any further.

The submission makes clear that the continued car park use is to provide on site car parking at the Manchester Science Park during the ongoing development of neighbouring plots which would lead to an overall decrease in the level parking available for users of the Science Park. During negotiation the period permission was sought for was reduced from five years to four. The rationale for seeking a five year temporary permission was to give time for the plot selection of the next major development at the Science Park and then the subsequent planning and construction processes.

Subject to a condition that would require the car park use of the site cease after 01/08/2027 the proposal is considered to be acceptable in principle and is thus in accordance with policies SP1, EC1, CC1 and DM1 of the Manchester Core Strategy, the Manchester Science Park Regeneration Framework Update, Manchester Science Park Strategic Regeneration Framework Greenheys Site Addendum and National Planning Policy Framework.

Visual Amenity

The proposal would lead to minor alterations in the appearance of the application site, this includes the removal of the 2no ticket barriers at the front of the application site on Denmark Road, the introduction of new landscaping measures along the site's northern boundary and the provision of ticket machines within the site. It is considered that these are minor changes that would improve the appearance of the application site through the removal of prominent ticket barriers and introduction of new landscaping measures. It is considered necessary that in the event of an approval conditions be attached requiring that the site's boundary treatments and mature trees be retained in accordance with the submitted plans, and that proposed landscaping measures be installed during the first planting season after the date of a decision notice. Subject to such conditions, it is considered the proposal is acceptable in this regard and accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Residential Amenity

The application would see the continued siting of a surface car park to the north of residential dwellings. As the proposed development would not introduce a new use and would not expand parking provision on site, it is considered that the proposal would not generate an increased level of noise that would warrant further investigation or refusal.

Environmental Health do not object to the proposal subject to a condition that would restrict the hours of opening to that proposed. The submitted application form confirms that the proposed car park would be open 24 hours a day, additionally, under permissions 106024/FO/2014/S1 and

124795/FO/2019 no condition limiting the hours of use was included and both permissions featured the same hours of opening as that of the proposed. Thus, it is considered that such a condition is unnecessary and as such will not be attached in the event of an approval.

The submission has also been accompanied by plans setting out the current lighting arrangements on site, it is understood there would be no change in this arrangement as a result of the continuation of the proposed use. Notwithstanding this it is considered necessary to condition the proposal in the event of an approval that would require the approved lighting scheme to be retained for the lifetime of the development and any alterations be submitted to the City Council as Local Planning Authority for approval. Subject to such conditions it is considered the proposal would have an acceptable impact on neighbouring amenity in accordance with policies SP1 and DM1 of the Manchester Core Strategy and the National Planning Policy Framework.

Ecology

The application site is a surface car park that is lined by multiple mature trees. The submission has been accompanied by a proposed landscape plan, habitat survey and Tree Survey. The aforementioned surveys are dated from 2014 and are thus considered to be out of date, notwithstanding this however, they do note that the neighbouring area is of some ecological value. No objection has been received from the Greater Manchester Ecology Unit. Taking this into account, as well as how the proposal would only see the continuation of an existing use, it is considered the proposal is acceptable from an ecological perspective and is in accordance with Core Strategy Policy EN15 and the National Planning Policy Framework.

Flood Risk

The application is comprised of hard standing and lies within Flood Zone 1 where the risk of flooding is lowest. Notwithstanding this however, land to the west of the application site across Charles Halle Road lies within both Flood Zone 2 and 3. The submission has been accompanied by the drainage strategy that was originally submitted and approved under application 106024/FO/2014/S1 and then approved again under application 124795/FO/2019. No objection has been received from MCC Flood Risk. It is considered necessary that in the event of an approval a condition be attached requiring the site to be drained in accordance with submitted drainage strategy in line with the previous two permissions on site. Subject to such a condition it is considered that the proposal is acceptable in regard to its impact on flood risk and is in accordance with Manchester Core Strategy Policies EN14, EN17 and DM1, and the National Planning Policy Framework.

Highway Safety

The proposal would see the continued siting of the 157no space car park on site for a further four year period. Highways do not object to the proposal and Environmental Health do not object to it either subject to a condition that would require the submission of details regarding electric vehicle charging point provision. Taking this into account, as well as in the interest of improving the air quality of the City Centre and contributing to the Council's commitment to reducing carbon emissions, it is considered necessary that in the event of an approval such a condition be attached. Additionally, in the event of an approval a condition would be attached that would require the proposed car parking layout be retained for the lifetime of the development. Subject to such conditions it is considered that the proposal is acceptable in regard to highway safety and therefore complies with Core Strategy Policies CC5 and DM1, and the National Planning Policy Framework.

Other Issues

The application site lies within the proximity of a gas mains pipeline. Cadent Gas do not object to the proposal subject to an informative notifying the applicant of their responsibilities when operating in close proximity to Cadent Gas infrastructure. As such, in the event of an approval such an informative will be attached.

Conclusion

In light of the above and subject to appropriate planning condition the proposal would have an acceptable impact on visual amenity, residential amenity, ecology, flood risk and highway safety, and therefore is in accordance with policies SP1, EC1, CC1, CC5, T1, EN14, EN15, EN16 and DM1, the Manchester Since Park Regeneration Framework Update, Manchester Science Park Strategic Regeneration Framework Greenheys Site Addendum and National Planning Policy Framework.

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

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance, this has included ongoing advice that has resolved the issues associated with the proposal.

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

1) The permission hereby granted is for a limited period only, expiring on 1 August 2027 and the works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued. The land shall be reinstated within six months in accordance with a scheme previously approved, and timetable of implementation to be submitted to and approved in writing by the City Council local planning authority before this permission expires.

Reason - As the proposal is of a temporary nature only, in the interests of amenity and to allow for the future permanent development of the site, pursuant to Policies SP1 and DM1 of the Core Strategy.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- o (0-)AP005 Revision P02: Site Location Plan (Temporary Car Park) (Dated 10/05/2023)
- o P2006149 (9-)L021 Revision E: Ripon Street Temporary Car Park Layout Plan (Dated 10/05/2023)
- o P2006149 (9-)L022 Revision B: Ripon Street Temporary Car Park Planting Strategy Plan (Dated 10/05/2023)
- o P2006149 (9-)L023 Revision C: Ripon Street Temporary Car Park Landscape Elevations (Dated 10/05/2023)
- o P2006149 (9-)L024 Revision C: Ripon Street Temporary Car Park Levels Plan (Dated 10/05/2023)
- o P2006149 (9-)L028 Revision B: Ripon Street Temporary Car Park Planting Plan (Dated 10/05/2023)
- o 001151-E01 Revision D: The Hub Manchester Science Parks Temporary Car Park Lighting Layout (Dated 06/06/2014)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, CC1, CC4, EN1 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and Sections 6, 7 and 12 of the National Planning Policy Framework.

3) Within 28 days of the permission hereby granted, details of the measures to allow for the provision of electric vehicle charging points shall have been submitted the City Council as Local Planning Authority for approval. Within three months of the issuing of a decision notice on the approved details, they shall be made available for use and be retained thereafter for the lifetime of the temporary use.

Reason - To promote sustainable development and in the interests of residential amenity, pursuant to Policies DM1 and EN16 in the Manchester Core Strategy (2012).

4) The drainage scheme shall continue to be maintained in accordance with the details submitted to discharge conditions relating to application 106024/FO/2014/S1.

Reason - To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity by ensuring the satisfactory storage of/disposal of surface water from the site, pursuant to policy EN14 and DM1 of the Core Strategy.

5) The car parking layout shall be surfaced, demarcated and made available for use in accordance with drawing no. P2006149 (9-)L021 Revision E: Ripon Street Temporary Car Park

Layout Plan (Dated 10/05/2023) and be retained thereafter for the lifetime of the temporary permission hereby approved.

Reason - Reason - To ensure that there is satisfactory and safe car parking on site, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

6) The boundary treatments hereby approved, as shown on drawing no.P2006149 (9-)L023 Revision C: Ripon Street Temporary Car Park Landscape Elevations (Dated 10/05/2023), shall be installed and retained thereafter for the lifetime of the temporary use hereby approved.

Reason - In the interest of visual amenity and neighbouring amenity pursuant to policy DM1 and the National Planning Policy Framework.

7) Existing vegetation and trees on site will be retained in accordance with drawing nos.P2006149 (9-)L022 Revision B: Ripon Street Temporary Car Park Planting Strategy Plan (Dated 10/05/2023); P2006149 (9-)L023 Revision C: Ripon Street Temporary Car Park Landscape Elevations (Dated 10/05/2023); and P2006149 (9-)L028 Revision B: Ripon Street Temporary Car Park Planting Plan (Dated 10/05/2023). The proposed landscaping measures hereby approved shall be installed within the first planting season following the date of this permission and be retained thereafter.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

8) The application site shall be illuminated in accordance with drawing no. 001151-E01 Revision D: The Hub Manchester Science Parks Temporary Car Park Lighting Layout (Dated 06/06/2014) and the lux calculations contained within the submitted Temporary Car Park Lighting Document (Prepared by Relux; Dated 04/06/2014) for the lifetime of the temporary permission hereby approved. Any scheme for the variation in luminance levels of or change in arrangement/layout of sources of light on site, shall be submitted to and approved in writing by Manchester City Council as Local Planning Authority.

Reason - To protect neighbouring amenity in accordance with Core Strategy Policies SP1 and DM1, and the National Planning Policy Framework.

Informatives

1) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
Transport For Greater Manchester
Greater Manchester Ecology Unit

Holy Name RC Primary School, Denmark Road, Manchester, M15 6JS
34 St Bees Close, Manchester, M14 4GG
3F Bronte Street, Manchester, M15 6QL
Greenheys Police Sub Station, Greenheys Lane, Manchester, M15 6NQ
Suite A And B, Synergy House, Guildhall Close, Manchester, M15 6SY
Ahmadiyya Muslim Association, Flat, 15 Greenheys Lane, Manchester, M15 6NQ
6 St Bees Close, Manchester, M14 4GG
52 St Bees Close, Manchester, M14 4GG
48 St Bees Close, Manchester, M14 4GG
42 St Bees Close, Manchester, M14 4GG
1 Fairlawn Close, Manchester, M14 4GQ
Unit 1, Synergy House, Guildhall Close, Manchester, M15 6SY
14 Bronte Street, Manchester, M15 6QL
ABDULS SUPERMARKET, 1 Greenheys Lane, Manchester, M15 6NQ
Morning Star Hostel, 104 Denmark Road, Manchester, M15 6JS
1D Bronte Street, Manchester, M15 6QL
3E Bronte Street, Manchester, M15 6QL
3D Bronte Street, Manchester, M15 6QL
3 Fairlawn Close, Manchester, M14 4GQ
7 Fairlawn Close, Manchester, M14 4GQ
9 Fairlawn Close, Manchester, M14 4GQ
6 Fairlawn Close, Manchester, M14 4GQ
Greenheys Police Station, Charles Halle Road, Manchester, M15 6NP
Unit 4, Synergy House, Guildhall Close, Manchester, M15 6SY
Flat C, 4 Aquarius Street, Manchester, M15 6AQ
Flat B, 4 Aquarius Street, Manchester, M15 6AQ
24A Greenheys Lane, Manchester, M15 6NQ
4 Bronte Street, Manchester, M15 6QL
28E Greenheys Lane, Manchester, M15 6NQ
28B Greenheys Lane, Manchester, M15 6NQ
26E Greenheys Lane, Manchester, M15 6NQ
2A Bronte Street, Manchester, M15 6QL
40 St Bees Close, Manchester, M14 4GG
4 St Bees Close, Manchester, M14 4GG
10 St Bees Close, Manchester, M14 4GG
Unit 2, Synergy House, Guildhall Close, Manchester, M15 6SY
18D Greenheys Lane, Manchester, M15 6NQ
41 Eyre Street, Manchester, M15 6HD
28C Greenheys Lane, Manchester, M15 6NQ
18C Greenheys Lane, Manchester, M15 6NQ
28A Greenheys Lane, Manchester, M15 6NQ
28 St Bees Close, Manchester, M14 4GG
24B Greenheys Lane, Manchester, M15 6NQ
5B Bronte Street, Manchester, M15 6QL

2B Bronte Street, Manchester, M15 6QL
30 St Bees Close, Manchester, M14 4GG
22 St Bees Close, Manchester, M14 4GG
44 St Bees Close, Manchester, M14 4GG
Flat D, 4 Aquarius Street, Manchester, M15 6AQ
Flat A, 4 Aquarius Street, Manchester, M15 6AQ
34E Greenheys Lane, Manchester, M15 6NQ
2F Bronte Street, Manchester, M15 6QL
Flat F, 4 Aquarius Street, Manchester, M15 6AQ
5A Bronte Street, Manchester, M15 6QL
5 Fairlawn Close, Manchester, M14 4GQ
4 Fairlawn Close, Manchester, M14 4GQ
2 Fairlawn Close, Manchester, M14 4GQ
34D Greenheys Lane, Manchester, M15 6NQ
2E Bronte Street, Manchester, M15 6QL
36F Greenheys Lane, Manchester, M15 6NQ
10 Greenheys Lane, Manchester, M15 6NQ
26C Greenheys Lane, Manchester, M15 6NQ
1B Bronte Street, Manchester, M15 6QL
181 Denmark Road, Manchester, M15 6JT
10 Bronte Street, Manchester, M15 6QL
12 Bronte Street, Manchester, M15 6QL
1A Bronte Street, Manchester, M15 6QL
32 St Bees Close, Manchester, M14 4GG
56 St Bees Close, Manchester, M14 4GG
54 St Bees Close, Manchester, M14 4GG
183 Denmark Road, Manchester, M15 6JT
26B Greenheys Lane, Manchester, M15 6NQ
12 Greenheys Lane, Manchester, M15 6NQ
3 Bronte Street, Manchester, M15 6QL
50 St Bees Close, Manchester, M14 4GG
46 St Bees Close, Manchester, M14 4GG
2 St Bees Close, Manchester, M14 4GG
12 St Bees Close, Manchester, M14 4GG
Unit 6, Synergy House, Guildhall Close, Manchester, M15 6SY
Unit 5, Synergy House, Guildhall Close, Manchester, M15 6SY
Unit 3, Synergy House, Guildhall Close, Manchester, M15 6SY
Ahmadiyya Muslim Association, Dar-W-Amaan Mosque, 15 Greenheys Lane, Manchester, M15 6NQ
Flat E, 4 Aquarius Street, Manchester, M15 6AQ
2A Aquarius Street, Manchester, M15 6AQ
28D Greenheys Lane, Manchester, M15 6NQ
34B Greenheys Lane, Manchester, M15 6NQ
36E Greenheys Lane, Manchester, M15 6NQ
2D Bronte Street, Manchester, M15 6QL
1E Bronte Street, Manchester, M15 6QL
20 St Bees Close, Manchester, M14 4GG
8 St Bees Close, Manchester, M14 4GG
36 St Bees Close, Manchester, M14 4GG
26 St Bees Close, Manchester, M14 4GG
14 St Bees Close, Manchester, M14 4GG
8 Fairlawn Close, Manchester, M14 4GQ
36D Greenheys Lane, Manchester, M15 6NQ
36C Greenheys Lane, Manchester, M15 6NQ

24F Greenheys Lane, Manchester, M15 6NQ
36B Greenheys Lane, Manchester, M15 6NQ
34F Greenheys Lane, Manchester, M15 6NQ
34C Greenheys Lane, Manchester, M15 6NQ
18B Greenheys Lane, Manchester, M15 6NQ
28F Greenheys Lane, Manchester, M15 6NQ
34A Greenheys Lane, Manchester, M15 6NQ
18A Greenheys Lane, Manchester, M15 6NQ
36A Greenheys Lane, Manchester, M15 6NQ
2C Aquarius Street, Manchester, M15 6AQ
2B Aquarius Street, Manchester, M15 6AQ
24C Greenheys Lane, Manchester, M15 6NQ
24D Greenheys Lane, Manchester, M15 6NQ
24E Greenheys Lane, Manchester, M15 6NQ
5C Bronte Street, Manchester, M15 6QL
26F Greenheys Lane, Manchester, M15 6NQ
38 St Bees Close, Manchester, M14 4GG
18 St Bees Close, Manchester, M14 4GG
16 St Bees Close, Manchester, M14 4GG
26D Greenheys Lane, Manchester, M15 6NQ
1F Bronte Street, Manchester, M15 6QL
26A Greenheys Lane, Manchester, M15 6NQ
3B Bronte Street, Manchester, M15 6QL
1C Bronte Street, Manchester, M15 6QL
3C Bronte Street, Manchester, M15 6QL
2C Bronte Street, Manchester, M15 6QL
8 Bronte Street, Manchester, M15 6QL
3A Bronte Street, Manchester, M15 6QL
43 Eyre Street, Manchester, M15 6HD
6 Bronte Street, Manchester, M15 6QL
179 Denmark Road, Manchester, M15 6JT
185 Denmark Road, Manchester, M15 6JT
24 St Bees Close, Manchester, M14 4GG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL