

Manchester City Council Report for Resolution

Report to: The Executive – 14 December 2022

Subject: Manchester Science Park (MSP) Strategic Regeneration Framework Addendum November 2022

Report of: Strategic Director (Growth & Development)

Summary

This report presents the Executive with details of a draft addendum to the Strategic Regeneration Framework (SRF) for Manchester Science Park (MSP). It also updates the development principles across the SRF area to reflect the Council's target to be net zero carbon by 2035. The addendum responds to the opportunity that has arisen for the proposed relocation of an internationally significant health research resource to Manchester Science Park, and requests that the Executive approve the addendum in principle, subject to a public consultation on the proposals.

Recommendations

The Executive is recommended to:

- (1) Approve in principle the draft Manchester Science Park SRF Addendum;
 - (2) Request the Strategic Director to undertake a public consultation exercise on the addendum with local stakeholders;
 - (3) Agree that a further report be brought back to the Executive, following the public consultation exercise, setting out comments received.
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Wards Affected: Ardwick & Hulme

Environmental Impact Assessment - the impact of the decisions proposed in this report on achieving the zero-carbon target for the city

This 2022 addendum to the Manchester Science Park Strategic Regeneration Framework proposes placing a new emphasis on climate change, biodiversity, green and blue infrastructure and sustainable transport policies. Proposals are expected to be in line with these principles to ensure the MSP contributes to Manchester City Council's aim to achieve zero carbon by 2038. In line with the 2018 MSP SRF, this addendum will promote a shift from a reliance on car travel, utilising the location's strong sustainable transport links including buses, the Metrolink network, cycling infrastructure and walking routes that connect the MSP site and Oxford Road Corridor with the city centre and Hulme.

Equality, Diversity and Inclusion - the impact of the issues addressed in this report in meeting our Public Sector Equality Duty and broader equality commitments

The 2022 addendum outlines proposals for a major investment opportunity to develop a new purpose-built health research resource facility within MSP, which has recently come forward. This will bring significant direct and indirect socio-economic benefits to MSP and the wider ORC, enhancing connections through the neighborhood, particularly with the communities of Rusholme, Ardwick, Hulme and Moss Side to ensure that the regeneration benefits are shared. Furthermore the proposals will increase training and employment opportunities for local residents.

Manchester Strategy outcomes	Summary of the contribution to the strategy
<p>A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities</p>	<p>The proposals as set out in this addendum will deliver a range of employment opportunities within the Oxford Road Corridor supporting the objectives of the MSP SRF. This district is one of the most economically important areas within Greater Manchester, generating £3 billion GVA per annum and with more job creation potential than anywhere else.</p> <p>Assets within Manchester Science Park and the wider Oxford Road Corridor area are vital to capture the commercial potential of research and innovation. This addendum to the SRF will further support economic growth through the creation of 550 full-time equivalent (FTE) jobs per annum during the construction phase, and 730 FTE jobs in the operational stage, as well as a further 1,400 FTE jobs in the wider economy as a result of the development.</p>

<p>A highly skilled city: world class and home grown talent sustaining the city's economic success</p>	<p>The 2022 addendum to MSP SRF sets out the development opportunities in recognition of the scope for the ambitious expansion of MSP in order to ensure that this unique commercial location is maximised for the benefit of Manchester.</p> <p>The proposals present a live opportunity that will bring demonstrable direct and indirect socio-economic benefits to MSP and the wider Corridor eco-system, leveraging MSP's advantages in terms of locational clustering with major knowledge and research institutions. Importantly, securing investment 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.</p>
<p>A progressive and equitable city: making a positive contribution by unlocking the potential of our communities</p>	<p>MSP continues to support a range of training programmes and initiatives to increase the skills of those seeking to work within the science, digital and technology sectors. Occupants within the MSP site have facilitated a number of apprenticeships and enterprise/training programmes. The proposals as set out in this addendum will create new employment, training and start-up opportunities and will improve connections to these opportunities for residents.</p>
<p>A liveable and low carbon city: a destination of choice to live, visit, work</p>	<p>The delivery of high-quality public realm forms a critical component of maximising the future expansion of MSP. This will improve the local community's experience of MSP as a place to walk through and dwell. It will also ensure the delivery of an environment that both appeals to future commercial occupiers and creates a fitting environment for occupants to showcase the world-leading work and activities that are taking place in the area.</p>
<p>A connected city: world class infrastructure and connectivity to drive growth</p>	<p>The MSP site will benefit from continued investment and enhancements delivered in relation to the city's public transport infrastructure. The framework promotes a modal shift from a reliance on car travel to the site, utilising the location's strong sustainable transport links including t cycling infrastructure and walking routes.</p>

Full details are in the body of the report, along with any implications for

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences – Revenue

None directly from this report.

Financial Consequences – Capital

None directly from this report.

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Background documents (available for public inspection):

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy please contact one of the contact officers above;

- Report to Executive – Manchester Science Park Draft Regeneration Framework – 12 March 2014
- Report to Executive – Manchester Science Park Draft Regeneration Framework – 3 September 2014
- Manchester Science Park – Strategic Regeneration Framework September 2014
- Draft updated Manchester Science Park Strategic Regeneration Framework – August 2018
- Draft Manchester Science Park Strategic Regeneration Framework Addendum – November 2022

1.0 Introduction

- 1.1 In September 2014, Manchester City Council (MCC) approved a Strategic Regeneration Framework (SRF) for the future expansion and intensification of Manchester Science Park (MSP), a strategic employment area on the Oxford Road Corridor, following engagement with key stakeholders including the local community. The 2014 SRF was subsequently updated in August 2018.
- 1.2 The addendum responds to the opportunity that has arisen for a proposed relocation of an internationally significant health research resource to Manchester Science Park. It relates specifically to a site currently occupied by the Greenheys Building and adjacent car park, located within and to the north-west of the framework area. This latest update reflects increased ambitions for the area, following on from the ongoing success of MSP in establishing a world-class science park. The key principles underpinning the March 2014 MSP SRF, and the subsequent 2018 update, are carried forward into the 2022 addendum, and have been updated to provide a new emphasis on climate change, biodiversity, green and blue infrastructure.
- 1.3 Assets within Manchester Science Park and the wider Oxford Road Corridor area are vital to capture the commercial potential of research and innovation. The opportunity outlined in the addendum to the SRF will further support economic growth through the creation of 550 FTE jobs per annum during the construction phase, 730 FTE jobs in the operational stage, as well as a further 1,400 FTE jobs in the wider economy as a result of the development.

2.0 Background

- 2.1 The strategy identified within the 2018 Manchester Science Park SRF included ongoing delivery of workspace designed to meet the requirements of businesses within the key science and technology sectors. It identified principles to underpin future development in a manner that would help to translate the site's locational advantages into positive economic, social and environmental benefits, as well as maximising the opportunity to secure further knowledge-intensive, science-based activities that could positively contribute to the continued growth of Manchester and the wider City-region's economy. The strategy identified within the 2018 Manchester Science Park SRF includes *'ongoing delivery of workspace designed to meet the requirements of businesses within the key science and technology sectors. This will provide incubation, grow on and high quality premises for inward investors, spinouts, start-ups and high growth companies.'*
- 2.2 To date there has been significant progress in achieving the ambitions of the MSP SRF. These include delivery of the Bright Building as the heart of the park; development of partnerships and initiatives; supporting infrastructure, new multi-functional public realm; and acquisition and redevelopment of the Base Building. Since 2012, MSP has grown from approximately 220,000 sq.ft. to more than 320,000 sq.ft. The average occupancy continues to remain

high, now at 97%. A number of buildings maintain a 95%-100% occupancy. MSP is also home to more than 120 innovative businesses.

- 2.3 There is now a strategic opportunity associated with the emerging proposals for the redevelopment of the Greenheys Building and the adjacent car park on the MSP site. The Greenheys site is located on the eastern side of Greenheys Lane, with Base Building immediately to the south and the McDougal Centre immediately to the north. A residential area is located to the west, on the opposite side of Greenheys Lane. The site is therefore ideally located to support the diversification of the economy through growth in high value sectors, such as health, science and innovation.
- 2.4 With MSP occupation at 97%, there is a need to bring forward new development to capture further health, science and innovation opportunities as they arise. An internationally significant research facility has been identified as a potential anchor tenant for the proposed development to relocate their current operations and set up a new development hub and archive with additional space for new (ME's who can benefit from being co-located with this major facility).
- 2.5 The facility is seeking to generate additional partnerships with industry, particularly SMEs; and develop data assets for the wider UK Research and Innovation (UKRI) community. The facility is also looking to relocate to ensure it can provide a faster, higher capacity modern, modular, vendor-supported archive. Locating on MSP within the Oxford Road Corridor supports these aims by providing suitable accommodation and promoting academic, commercial and NHS collaboration and cross-working opportunities.
- 2.6 This major health research resource is expected to make a significant beneficial contribution to the existing life science cluster at MSP, as well as having wider strategic benefits for the Oxford Road Corridor as a whole. The proposals present a live opportunity that will bring demonstrable direct and indirect socio-economic benefits to MSP and the wider Corridor eco-system, leveraging MSP's advantages in terms of locational clustering with major knowledge and research institutions. Importantly, securing investment at MSP will strengthen Manchester's 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.

3.0 Draft 2022 Addendum

- 3.1 The strategic opportunity that has arisen for the site means the potential for increased quantum and height in this location. The proposals within the draft addendum comprise of the demolition of the existing Greenheys Building and two terraced houses to the north (one of which is vacant and the other occupied by a hot food takeaway). In the current context, the existing building has no specific architectural merit or historic value and does not fall within a Conservation Area. The building is largely vacant and its layout and floorspace quantum is also unable to meet the requirements of target occupiers for MSP and does not represent the best use of the site. It is

therefore considered appropriate to redevelop the existing building and surface car park to deliver a world leading life science R&D facility in a key location within the Oxford Road Corridor. All existing tenants in the Greenheys Building will be offered alternative, more suitable accommodation within MSP.

- 3.2 A new six storey building of state-of-the-art office and lab space for R&D, life science, digital and technology businesses is proposed for the site. This builds on the successful delivery of City Labs 1.0 and 2.0 on the Oxford Road Corridor.
- 3.3 The proposals seek to deliver c. 133,000 sq ft, comprising of six occupiable floors and one plant level. Three floors will be for the new facility and three speculative office floors targeted at SMEs in the R&D, life science, digital and technology sectors in line with those that already occupy MSP. The space will comprise:
- Ground and Mezzanine: Health Research Resource, Laboratory Space, Reception and Back of House functions
 - 1st Floor: Office and Laboratory Space
 - 2nd – 4th Floor: Speculative Office / Laboratory Space
 - 5th Floor: Plant Level
- 3.4 A key consideration for any future proposals will be to address the site wide objectives of the MSP SRF 2018 through following a contextual approach to the whole of the former MSP area, delivering high quality design and public realm, maintaining key connections, and directly supporting a coordinated approach to establishing a world-class science park. The proposals as set out in the addendum have been justified in the context of the direct contribution that will be made to the overall vision for MSP, the scale of strategic benefits that will be secured for the Oxford Road Corridor and benefits to the surrounding communities.
- 3.5 This addendum also updates the development principles across the framework area to reflect the Council's Green and Blue Infrastructure Strategy Refresh (2021-25) as well as Manchester's aim to be Net Zero by 2038.

4.0 Development Principles

General Framework Principles

- 4.1 Since the 2018 Framework Update was approved, a new emphasis has been placed on climate change, biodiversity and Green and blue infrastructure. This addendum has therefore been updated to include the principles and approach to be taken within planning applications in this regard.

Place Making and Public Realm

- 4.2 This addendum will maintain the broader public realm strategy set out in the 2018 SRF. Completion of the Bright Building enabled delivery of the first

phase of enhanced public realm for MSP and has provided high quality and functional open space, including enhanced pedestrian routes.

Climate change and Net Zero

- 4.3 It will be essential for future development proposals within the SRF area to positively contribute towards the City Council's target to achieve net zero carbon by 2028. Landowners will be required to produce an agreed Climate Change and Sustainability Action Plan that establishes energy reduction and carbon saving targets for future developments and commits landowners to achieving them as part of future development proposals.

Site Specific Principles – Greenheys Site

- 4.4 A key consideration for the future proposals will be to address the site wide objectives of the MSP SRF 2018 and seek to address any impacts on the local area and community. The strategic opportunity presented by the potential anchor tenant means there is potential for increased quantum and height to provide the best use of the site. The following development principles will apply to the site:

4.5 Use and Massing

The 2018 Framework considered a commercially-led, mixed use development to be appropriate on the site. The redevelopment of the Greenheys site as set out in this addendum creates an opportunity to accommodate a major facility with additional space for SME's. There is an opportunity for provision of additional height on the Greenheys site, above that identified within the indicative MSP masterplan. The scale and massing of building form should respond to its surrounding context and buildings, and the indicative proposals contained within the 2018 MSP SRF. Any proposed massing would also be required to be stepped-back from Greenheys Lane, consistent with the building line for the adjacent Base building to provide additional separation from the residential properties to the west.

The following matters will be taken into consideration at planning stage:

4.6 Blue and Green Infrastructure

The Manchester Green and Blue Infrastructure Strategy sets out objectives for environmental improvements within the city in relation to growth and development. Planning application proposals will be expected to be supported by a robust Green and Blue Infrastructure Statement which clearly demonstrates the measures taken to enhance the connections to and quality of those assets, in line with existing policy.

4.7 Flood Risk and Surface Water Drainage

This has been identified as a key issue which future developments across the framework area will need to address in a sustainable manner. Future development should highlight how the proposals will not increase flood risk and have an ambition of reducing the impact of increased surface water drainage on the sewer network. Early thought should be given by developers

to incorporating an overall strategy for sustainable surface water management within their developments.

4.8 **Biodiversity**

The refreshed Manchester Biodiversity Strategy (2022) focuses on the need to conserve, protect, and enhance biodiversity in the city for current and future generations. It will be necessary for a Biodiversity Survey to be undertaken prior to any proposed development commencing to establish the baseline and proposals should seek to deliver Biodiversity Net Gain (BNG).

4.9 **Environmental Considerations**

Early consideration of potential sunlight and daylight impacts, noise, air quality, highways and servicing, and privacy will be required.

4.10 **Public Realm:** Linking to established connections through MSP into the wider area will be important.

4.11 **Highways:** The development will need to consider connections to the existing public highway system and ensure it maintains safe, secure, and appropriate pedestrian access to Oxford Road Corridor.

4.12 **Servicing:** To be justified in respect of occupier specific operational requirements and a supporting servicing strategy that seeks to mitigate any impacts. Consideration also needs to be given to balancing the servicing needs with pedestrian/cycle movement through the site.

5.0 **Strategic Benefits**

5.1 The proposed relocation will allow the health research facility to benefit from the enhanced access to the established Oxford Road Corridor R&D ecosystem, and further strengthen the Corridor's cluster of excellence. The relocation proposals have direct support from the University of Manchester (UoM), in recognition of the opportunity this presents to build strong synergistic links with the science and research community. UoM researchers are now the most significant users of the proposed occupants in the North of England.

5.2 The accommodated uses are expected to be characterised by high-growth and high productivity, benefitting from a strategic location within MSP, co-location with similar companies, and proximity to assets along the Oxford Road Corridor. The effects of agglomeration, knock-on effects of consumer spending through the wages spent by employees, and additional spending in the supply chain by businesses accommodated onsite will provide a further boost to the local economy.

5.3 The proposed new archive and development hub at the Greenheys site will support a range of strategic and economic benefits including:

- (a) Supporting academic advances in the Life Sciences sector;
- (b) Supporting SMEs and start-ups;
- (c) Driving clustering and agglomeration;

- (d) Building on Manchester's research strengths;
- (e) Raising Manchester's international profile; and
- (f) Creating new talent and graduate employment opportunities.

6.0 Conclusion

- 6.1 This addendum to the MSP SRF summarises the proposals for replacement of the redundant Greenheys building to create 133,000 sq ft of state-of-the-art office and laboratory space. The proposals capture a unique opportunity for an internationally significant research resource to locate in Manchester in a strategic location.
- 6.2 The addendum provides an update on principles for future development of the Greenheys site, to ensure this site can make the maximum contribution to growth in line with the most up to date climate change, biodiversity, green and blue infrastructure and sustainable transport policies.
- 6.3 The proposal delivers several wider strategic and economic benefits including supporting academic advances in the Life Sciences sector; supporting growth in number of SMEs and start-ups in the city; driving clustering and agglomeration; building on Manchester's research strengths; raising Manchester's international profile; and creating new talent and graduate employment opportunities. It represents an opportunity for the city to build upon the further development of its network of alliances and partnerships throughout the world.
- 6.3 Recommendations can be found at the front of this report.