

Manchester City Council Report for Resolution

Report to: The Executive – 22 March 2023

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

Report of: Strategic Director (Growth and Development)

Summary

This report informs the Executive of the outcome of a public consultation exercise with local residents, businesses and stakeholders, on the draft addendum to the Strategic Regeneration Framework (SRF) for Manchester Science Park (MSP), and the updating of development principles across the SRF to reflect the Council's target to be net zero carbon by 2038. The addendum responds to the opportunity that has arisen for the relocation of an internationally significant health research resource to Manchester Science Park. The report seeks the Executive's approval of the addendum to the Framework.

Recommendations

The Executive is recommended to:

- (1) Note the outcome of the public consultation on the draft addendum and updating of development principles for the Manchester Science Park SRF.
 - (2) Approve the addendum and updating of development principles for Manchester Science Park SRF and request that Planning and Highways Committee take the framework into account as a material consideration when considering planning applications for the site.
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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 addendum to the Manchester Science Park SRF 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 that Manchester Science Park contributes to Manchester City Council's aim to achieve net zero carbon by 2038. In line with the 2018 Manchester Science Park 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 addendum outlines proposals for a major investment opportunity to develop a new purpose-built health research resource facility within Manchester Science Park, which has recently come forward. This will bring significant direct and indirect socio-economic benefits to Manchester Science Park and the wider Oxford Road Corridor, 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 how this report aligns to the Our Manchester 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 Manchester Science Park 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 addendum to Manchester Science Park SRF sets out the development opportunities in recognition of the scope for the ambitious expansion of Manchester Science Park 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 Manchester Science Park and the wider Corridor ecosystem, leveraging advantages in terms of locational clustering with major knowledge and research institutions. Importantly,</p>

	securing investment at Manchester Science Park 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.
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities.	Manchester Science Park 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 Manchester Science Park 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.
A liveable and low carbon city: a destination of choice to live, visit, work	The delivery of high-quality public realm forms a critical component of maximising the future expansion of Manchester Science Park. This will improve the local community's experience of Manchester Science Park 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.
A connected city: world class infrastructure and connectivity to drive growth	The Manchester Science Park 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 cycling infrastructure and walking routes.

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
- Report to Executive – Manchester Science Park (MSP) Strategic Regeneration Framework Addendum November 2022 – December 2022

1.0 Introduction

- 1.1 On 14 December 2022, the Executive endorsed, in principle, an addendum and updating of the development principles for the Manchester Science Park Strategic Regeneration Framework (SRF) and requested that the Strategic Director for Growth & Development carry out a public consultation exercise on the addendum with local stakeholders. This report summarises the outcome of the public consultation.

2.0 Background

- 2.1 In September 2014, Manchester City Council approved a SRF for the future expansion and intensification of Manchester Science Park, 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.
- 2.2 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 Manchester Science Park in establishing a world-class science park. The key principles underpinning the March 2014 Manchester Science Park 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.
- 2.3 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 SMEs who can benefit from being co-located with this major facility.
- 2.4 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 Manchester Science Park within the Oxford Road Corridor supports these aims by providing suitable accommodation and promoting academic, commercial and NHS collaboration and cross-working opportunities.
- 2.5 The 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.

3.0 The Consultation Process

- 3.1 The consultation on the addendum to the MSP SRF ran for 6 weeks from 4th January 2023 until 15th February 2023.
- 3.2 Consultation letters and emails were sent to 979 addresses, this included:
- Local residents living within the study area consultation boundary plans, as well as businesses in the area.
 - Local ward councillors.
 - Key local organisations, including landowners, community or services groups and key occupiers.
 - Statutory bodies.
- 3.3 An updated MSP consultation webpage on the Council website, providing details of the addendum and download links to relevant documents.
- 3.4 Consultation letters and emails provided the weblink to the consultation page as well as details of how feedback could be provided, which included an email and postal address.
- 3.5 Responses were monitored during the consultation period and in response to the low levels of correspondence received, local partners including Oxford Road Corridor Partnership, the agents for the property owners and Council departments operating in the area, were asked to ensure that information relating to the consultation was further distributed throughout their networks.

4.0 Consultation Comments

- 4.1 The consultation has received three responses. The breakdown of which includes:
- One person who describes themselves as a local resident.
 - One person who describes themselves as a tenant of MSP.
 - One person who describes themselves as from a statutory body.

Disruption to Local Residents during Construction

- 4.2 A local resident expressed concerns relating to the impact of contractor vehicles and deliveries by HGV on Greenheys Lane during construction. The respondent stated that during the construction of BASE on MSP, Greenheys Lane was used for contractor vehicles and deliveries by HGV, causing inconvenience to local residents, whilst alternatives within MSP existed.

Active Travel

- 4.3 A local resident expressed concerns relating to active travel. The respondent stated that the BASE building had reduced active travel options through MSP and that BASE was not accessible to cyclists.

Enterprise House

- 4.4 A tenant of MSP identified that the masterplan for the MSP site, included with the addendum, did not show Enterprise House. He was concerned that plans had been made to redevelop Enterprise House without consultation with the current tenants of the building.

Statutory Consultees

- 4.5 Historic England advised that they did not have any specific comments to make on the information contained within the addendum. However, they recommended that advice is sought from the Council's conservation team and from the Greater Manchester Archaeological Advisory Service.

5.0 Response to Comments

Disruption to Local Residents during Construction

- 5.1 Times of operation, loading and unloading of materials and other potential disruption during construct is considered as part of the planning process. Upon submission of a planning application and following a statutory consultation period, if planning permission is approved, this may be subject to conditions related to mitigation of disruption to local residents during construction.

Active Travel

- 5.2 The BASE building provides 56 cycle parking spaces, where previously there were none, significantly increasing the cycle accessibility of the building. The addendum includes updates to the development principles across the framework area to reflect Manchester's aim to be net zero by 2038. This includes the promotion of a modal shift from a reliance on car travel to the site, utilising the location's strong sustainable transport links including cycling infrastructure and walking routes. The updated development principles state that consideration needs to be given to balancing the servicing needs with pedestrian / cycle movement through the site.

Enterprise House

- 5.3 The indicative masterplan included in the consultation documents forms part of the previously endorsed SRF (2018) and was subject to consultation at that time. Whilst the endorsed SRF identifies Enterprise House as having future development potential, there are no immediate plans for that site to come forward for redevelopment. The site owner has confirmed that if and when they seek to progress plans for Enterprise House in the future, all existing tenants will be consulted in advance of any plans entering the public domain and that they would seek to discuss individual tenant circumstances at that point to identify any opportunities to relocate within MSP.

Statutory Consultees

- 5.4 Further consultation will take place in relation to any planning application submitted for the site, which will include engagement with the Council's conservation team and the Greater Manchester Archaeological Advisory Service.

6.0 Conclusions

- 6.1 The MSP SRF Addendum responds to the opportunity that has arisen for a proposed relocation of an internationally significant health research resource to MSP, supporting economic growth through the creation of 550 full-time equivalent (FTE) jobs during the construction phase, and 730 FTE in operation, as well as a further 1,400 FTE jobs in the wider economy, increasing training and employment opportunities for local residents.
- 6.2 Securing investment at MSP will strengthen Manchester's Research and Development capabilities and world leading reputation for life science and health innovation.
- 6.3 Updating the development principles across the framework will give greater emphasis to climate change, biodiversity and green and blue infrastructure.

7.0 Legal Considerations

- 7.1 If the draft MSP SRF Addendum is approved by the City Council, it will not form part of the Council's Development Plan but would be a material consideration for the Council as a Local Planning Authority when determining any applications within the MSP SRF area.

8.0 Recommendations

- 8.1 The recommendations are set out at the front of this report.