

**Grimshaw Lane Manchester 2066/3.1/02**

**22c Leathermarket Street  
London SE1 3HP**

**12 February 2021**

**Grimshaw Lane Newton Heath Manchester - planning application for twelve industrial buildings with E(g), B2 & B8 uses ref PP-09509394**

### **Planning Statement**

The proposed development is geared towards improving economic growth in-line with the Local Plan, with the continued regeneration of the Central Park area to encourage continued growth.

The application will encompass and seeks to attract the following uses:

- E(g) - Light Industry (previously B1c use)
- B2 - General Industry (Other than within Class B1)
- B8 - Wholesale warehouse, distribution centres & depositories

### **Location and current use**

The site is accessed directly from Grimshaw Lane in the Newton Heath area of Manchester with the junction of Grimshaw Lane and Oldham Road (A62) approximately 750m to the north.

The site forms part of a larger historic industrial area and is occupied by the redundant 3 to 4 storey Mather and Platt industrial foundry / engineering works. The foundry closed in 2017 and is in a poor state of repair with certain parts of the facility demolished or in the process of demolition.

There is no current vehicular access to the site from the adjacent roads.

To the north of the site is the Rochdale Canal and alongside the canal is public footpath number 66.

The surrounding area comprises largely industrial uses and vacant former industrial land, beyond which is the residential area of Newton Heath to the east.

To the south of the site is a large bakery and distribution unit which obtained planning approval in 2009 and was completed in 2010.

To the south east of Briscoe Lane are established industrial uses in buildings of varying heights and materials, all accessed from Briscoe Lane.

hale architecture ltd

Reg No: 8348413  
Reg Office: The Stables  
Shipton Bridge Farm  
Widdington  
CB11 3SU

Grimshaw Lane to the north west is a mixed industrial area, the main occupier comprising the Princes soft drinks manufacturing and distribution complex. Grimshaw Lane continues in a north west direction to join the A62 Oldham Road main arterial route which then continues on to the M60 motorway to the north east. To the rear of the site is Ten Acres Lane which has a small residential development and a sports complex. To the south-east along Ten Acres Lane is the larger residential area of Newton Heath comprising of largely semi-detached properties.

The site is highly accessible by a range of means of transport. Bus stops are located on Briscoe Lane, 400m to the south of the site entrance providing services to Manchester City centre, Hollinwood, Moston and Oldham. The main arterial bus corridor along the A62 is located c 800m to the north whilst the bus corridor along Alan Turing Way is also c800m to the south west.

To the north across the A62 Oldham Road is the Central Park Metrolink station which gives excellent access to Manchester City Centre and surrounding area.

### **Planning History**

The area has an established historic employment use with the for employment uses in the current Local Plan.

To the south of the site is a large bakery and distribution unit which obtained planning approval in 2009 and was completed in 2010.

The site is zoned in the Local Plan as area EM05 and is noted as Central Park - see below.

### **Flood Zone / Drainage**

The proposed site is in Flood Zone 1 – low probability of flooding. Although there will be no issues from a flooding point of view, due to the size of the site a Flood Risk Assessment is submitted in support the planning application.

### **Planning and Planning Policy**

The site is currently zoned as policy EM05 in the Strategic Manchester LDF Proposals Plan. This policy forms part of the Local Plan as *Extant (remaining) Unitary Development Plan policies*.

The site itself is covered under Area 4 – East Manchester. Sub Area 1 Central Park EM5.

*EM5 - Central Park*

*Central Park is located in East and North Manchester and the regeneration of this area will be sought by the Council over the next ten years. Within Central Park, development will be permitted which includes:*

*A high quality business park comprising Use Classes B1, B2 and B8.  
B8 uses will only be permitted if it can be demonstrated that they will cause no harm to the location of knowledge-based industries, B1 and B2 uses.*

*High quality landscaping to enhance the character of the area and improved access to the Rochdale Canal, a linear area of public open space traversing the business park, and improvements to the canal walkway.*

Planning policy therefore supports development of the site for employment uses (B1, B2 and B8).

Hale were in contact in January 2020 with the Planning Department, Policy Officer Claire Milner, and also Development Management Officer, Janeen Renshaw Livesey. The officers confirmed the above and noted that an application such as the proposed would be supported by the Council as it was important to bring employment to the area and maximize the employment land.

### **Community Infrastructure Levy & Section 106**

Manchester City Council have no Community Infrastructure Levy (CIL) charges.

Section 106 contributions are dealt with on an application-by-application basis taking a view on any impact the development would have on the surrounding area.

It is likely that improvement works to the pedestrian footpath access from Ten Acres Lane to the Rochdale canal may need to be improved.

### **BREEAM Policy**

It is likely for a development of this size and type that any planning approval will require a BREEAM rating of 'Very Good'.

### **Submission of a new Planning Application**

Any Full Planning Application would require a range of supporting reports which would include the following:

- Geotechnical investigation / Environmental Investigation
- Demolition Method Statement
- Notice of Consent for demolition
- Transport Assessment (including Travel Plan)
- Flood Risk Assessment and Drainage Strategy
- Crime Impact Statement
- Acoustic Report
- Landscape Design, Tree Survey, Tree protection, Tree retention, Arboricultural Impact Assessment & Arboricultural Method Statement
- Ecology Report / Assessment including BNG calculations
- Energy Strategy
- Air Quality Assessment
- Archaeological Desktop survey
- BREEAM Pre-Assessment

## Planning Summary

The Local Planning Authority have confirmed that an application for employment uses on the site would be supported.

The site is zoned within the Local Plan under *Extant (remaining) Unitary Development Plan policies*, which confirms that B1, B2 and B8 planning uses will have the support of the Local Authority.

There are no Policy issues or CIL costs.

The area has a substantial need for investment and the employment prospects that the proposed development will bring to the Central Park, Newton Heath.