



## Economic Statement

2<sup>nd</sup> Floor, Wellington House, 39 Piccadilly, Manchester

on behalf of

MC Academy

Prepared by  
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## CONTENTS PAGE

|            |                                |          |
|------------|--------------------------------|----------|
| <b>1.0</b> | <b>Introduction .....</b>      | <b>2</b> |
| <b>2.0</b> | <b>The Property.....</b>       | <b>3</b> |
| <b>3.0</b> | <b>Economic Statement.....</b> | <b>4</b> |



## 1.0 Introduction

- 1.1 This Economic Statement has been prepared by Sixteen Real Estate for MC Academy in support of a full planning application to Manchester City Council (MCC).
- 1.2 Manchester City Council require any planning application involving the loss of buildings for employment purposes to include an Economic Statement.
- 1.3 The planning application is for the change of use of the second floor of Wellington House, with the description of development as stated on the application form as follows:  
  
***“Change of use of 2<sup>nd</sup> floor from offices (Use Class E) to a language school (Use Class F1).”***
- 1.4 The MC Academy is a language school which has operated in Manchester city centre since 2005, providing year-round English language courses to adults and children.

## 2.0 The Property

- 2.1 Wellington House is located at 39 Piccadilly, in the heart of Manchester City Centre.
- 2.2 The building consists of a six-storey mixed-use property, with the second floor subject to this application being former offices which have been vacant for at least three years.
- 2.3 To the ground floor there is an amusement centre, while the third and fourth floors have most recently been occupied by Rathbone Training under Use Class F1. There is also a basement car park access from Back Piccadilly to the rear.
- 2.4 The second floor has a floorspace of 365.7sq.m and is served by ground floor access from the main frontage onto Piccadilly.
- 2.5 The property sits within an area that contains buildings with a variety of uses, predominantly being retail, leisure and other commercial uses.
- 2.6 The building is bounded by Piccadilly to the south, Back Piccadilly to north and Lever Street to the east. The adjoining buildings to the west contain restaurant and retail uses to the ground floors and a Travelodge to the upper floors.
- 2.7 It is also located within the Stevenson Square Conservation Area which was designated in 1987. There are numerous Listed Buildings within this area, however Wellington House is not listed.

### 3.0 Economic Statement

3.1 For any planning application involving the loss or a building for employment purposes, Manchester City Council require a statement which sets out the following:

- *The floorspace being lost*
- *The number of jobs being lost and/or relocated*
- *Why the site is no longer capable of offering accommodation for employment use*
- *A relocation strategy for existing employment uses*
- *Why an alternative use offers greater benefits.*

3.2 This statement will address each of these matters in turn below.

#### **Floorspace being lost**

3.3 The second floor of Wellington House is proposed to be changed from offices to a language school, with this incorporating a total of 365.7sqm of floorspace to be lost under office use.

3.4 This is considered a negligible amount in the context of the wider city's employment land supply.

#### **Number of jobs being lost and/or relocated**

3.5 Given that the second floor has been vacant for at least three years, the proposed change of use will not result in the loss of any existing jobs.

3.6 The proposed language school will provide employment for up to 25 full-time positions.

#### **Why the site is no longer capable of offering accommodation for employment use**

3.7 While the proposed use does not fall within the traditional employment use classes, it will still support the creation of up to 25 jobs for local people.

3.8 In any case, the property has been marketed over the last three years with limited interest for office use. Give the lack of demand for this size, type and location of office space, it is considered that a language school offers a suitable and compatible alternative which will still provide employment.

3.9 It is also relevant that the third and fourth floors were previously approved for a non-residential education and training centre in 2013.



**A relocation strategy for existing employment uses**

- 3.10 As the floor has been vacant for several years, it is not necessary to provide a relocation strategy.

**Why an alternative use offers greater benefits**

- 3.11 The proposed use of the floor as a language school offers several key benefits.
- 3.12 Firstly, it will result in the reuse of a space that has been vacant for several years, helping to ensure the long-term viability of the building.
- 3.13 It will also bring economic benefits through the occupier's payment of business rates and the creation of employment.
- 3.14 Finally, it will provide suitable new premises for the operations of the MC Academy and its students.
- 3.15 These benefits clearly outweigh keeping the floor within an office use for which there is limited demand.