

Our Ref: 20231/SM/GM/wh
Your Ref: PP-10367295
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Date: 19 November 2021

David Lawless
Planning Department
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear Mr Lawless,

**APPLICATION FOR CERTIFICATE OF LAWFULNESS FOR THE INSTALLATION OF EXTERNAL
ROLLER SHUTTER DOOR AND RELOCATION OF A MEANS OF ESCAPE DOOR
AMAZON MAN1, MANCHESTER AIRPORT, 6 SUNBANK LANE, ALTRINCHAM, MANCHESTER M90
5AA**

We have been instructed by our client, Amazon UK Services Ltd, to submit the enclosed application for a Certificate of Lawfulness for Proposed Development ('CLOPUD') in order to confirm that works undertaken at MAN1 Amazon Fulfilment Centre (the 'Site') fall within permitted development rights afforded to the site. The works relate to the installation of an external roller door and relocation of an existing means of escape door ('MOE') along the building's north eastern elevation. The new and altered external doors are proposed to improve the efficiency of Amazons operations helping to facilitate the needs of the business.

This CLOPUD has been submitted online via the Planning Portal (PP-10367295). In accordance with national and local validation requirements, the following documents are attached in support of this submission:

- Completed Certificate of Lawfulness Application Form;
- Completed CIL Form;
- Planning Statement (this letter) by Firstplan, (incorporating an assessment of compliance with legislation);
- The following Architectural Drawings prepared by Ashton Smith:
 - Site Location Plan (drawing no. 21055-ASA-D-A-0001-S0-P2);
 - Existing Site Plan (drawing no. 21055-ASA-D-A-0002-S0-P2);
 - Existing Ground Floor Plan (drawing no. 21055-ASA-XX-ZZ-D-A-0003);
 - Proposed Ground Floor Plan (drawing no. 21055-ASA-XX-ZZ-D-A-0004);
 - Existing and Proposed Elevations (drawing no. 21055-ASA-XX-ZZ-D-A-0005);
- Existing Photograph

The requisite fee £117 has been paid online via the Planning Portal (Ref: PP-10367295). The proposals do not involve the creation of new floorspace and therefore represent minor ancillary development which is classified as within the 'Other Operations' fee category.

Site Background

The application site comprises a part of Amazon's storage and distribution warehouse (MAN1), located within the wider World Logistics Hub (WLH) off Sunbank Lane, south-west of Manchester Airport. The site is within Class B8 (storage and distribution) use. The area pertinent to these proposals equates to a proportion of the north eastern elevation of the site, as shown outlined in red within the enclosed Site Location Plan.

The wider site consists of the warehouse itself, car parking and HGV parking facilities. Separate car and HGV accesses are located on Sunbank Lane to the southwest and a further HGV access point is located in the north eastern corner of the site off a further service road. The site is bound to the north-west by the M56 motorway, with Junction 6 positioned further to the north. Manchester Airport is situated to the north-east. Move Dance Warehouse and DHL Express Manchester are situated immediately to the south-east, with woodland and farmland located to the south and west.

In terms of designations, the site lies within the wider WLH and Greater Manchester Enterprise Zone in which employment uses are supported, specifically logistics and cargo operations.

Relevant Planning History

The site was initially granted outline permission in December 2012 for employment development (comprising Class B8 warehouse with ancillary B1 office) known as the WLH and encompassing 130,112 sqm of logistics space (ref: 100263/00/2012/S2). The MAN1 site, previously known as Plot 318, occupies one of these plots.

This outline permission was subsequently varied in April 2014 to enable changes in the heights of the logistics buildings (ref: 104469/JO/2013/S2). Conditions attached to the original outline permission have since been discharged.

The reserved matters application for the MAN1 building (comprising 25,083 sq m) was approved in February 2015 (ref: 107568/MO/2014/S2), with site amendments pertaining to the insertion of mezzanine floors, the erection of a four-storey extension and a decked car park allowed in January 2016 (ref: 110694/FO/2015/S2). This permission allowed for an additional 60,750 sqm of Class B8 warehouse and 3,980 sqm of ancillary Class B1 office accommodation at the site.

Amendments to the layout of the multi storey car park and associated changes to the landscape layout, positioning of the plant on the roof and the widening of the service yard entrance were facilitated by application ref: 113423/JO/2016, granted in October 2016.

Permission for the extension to an existing service yard, erection of security gatehouses and associated works was enabled in March 2018 (ref: 118510/FO/2017) and was later varied in June 2019 to allow further changes to the bus drop-off / pick-up arrangements, the HGV parking and service yard egress point (ref: 122737/JO/2019).

Most recently, temporary planning permission was granted for the erection of an external marquee until February 2022 (ref: 129567/FO/2021).

The overarching use of the site for B8 warehouse and distribution services is not altered by the current proposals.

Application Proposals

This CLOPUD seeks confirmation from Manchester City Council as to the lawfulness, under Schedule 2, Part 7, Class H 'Extensions etc of industrial and warehouse' of the Town and Country Planning (General Permitted

Development) (England) Order 2015 of the installation of an external roller shutter door and relocation of MOE along the north eastern elevation of the building.

The submitted plans illustrate the proposed works (*'proposed plans'*) and include details of the former arrangement (*'existing plans'*).

Relevant Legislation and Assessment

Part 7 [Class H] of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 relating to industrial and warehouse development allows for extensions and alterations to an existing building provided that it meets the following criteria.

The legislation has been set out below (***bold & italics***) with a response under the relevant section (underlined) for ease of assessment.

Class H – The erection, extension or alteration of an industrial building or warehouse

H.1 Development is not permitted by Class H if –

(a) the gross floor space of any new building erected would exceed—

(i) for a building on article 2(3) land or on a site of special scientific interest, 100 square metres;

(ii) in any other case, would exceed 200 square metres;

The proposals do not result in any new building being erected.

(b) the gross floor space of the original building would be exceeded by more than—

(i) in respect of an original building or a development on article 2(3) land, 10% or 500 square metres (whichever is lesser);

(ii) in respect of an original building or a development on a site of special scientific interest, 25% or 1,000 square metres (whichever is the lesser);

(iii) in any other case, 50% or 1,000 square metres (whichever is the lesser);

The proposals do not result in any new or extended floorspace, but are limited to elevational alterations.

(c) the height of any part of the new building erected would exceed—

(i) if within 10 metres of a boundary of the curtilage of the premises, 5 metres;

(ii) in all other cases, the height of the highest building within the curtilage of the premises or 15 metres, whichever is lower;

The proposals do not result in a new building. In any case, the proposed new and altered doors will not alter the height of the building.

(e) any part of the development would be within 5 metres of any boundary of the curtilage of the premises;

None of the development will be carried out within 5m of the boundary of the curtilage of the premise.

(f) the development would lead to a reduction in the space available for the parking or turning of vehicles; or

The development will not result in a reduction of space available for parking or turning of vehicles.

(g) the development would be within the curtilage of a listed building.

The development will not take place within the curtilage of a listed building.

Conditions

H.2 Development is permitted by Class H subject to the following conditions—

(a) the development is within the curtilage of an existing industrial building or warehouse;

Yes, the development is within the curtilage of the existing storage and distribution warehouse.

(b) any building as erected, extended or altered is only to be used—

(i) in the case of an industrial building, for the carrying out of an industrial process for the purposes of the undertaking, for research and development of products or processes, or the provision of employee facilities ancillary to the undertaking;

(ii) in the case of a warehouse, for storage or distribution for the purposes of the undertaking or the provision of employee facilities ancillary to the undertaking;

Yes, the altered building is only used for the undertaking of the existing storage and distribution warehouse and ancillary employee facilities.

(c) no building as erected, extended or altered is used to provide employee facilities—

(i) between 7.00pm and 6.30am, for employees other than those present at the premises of the undertaking for the purpose of their employment; or

(ii) at all, if a quantity of a dangerous substance is present at the premises of the undertaking in a quantity equal to or exceeding the quantity listed in the entry for that substance in Parts 2 or 3 of Schedule 1 to the Control of Major Accident Hazards Regulations 1999);

The development will only be used by employees present at the premise for the undertaking of the purpose of employment, compliant with criterion (i). There are no hazardous substances at this site in a quantity equal to or exceeding the quantity listed in the above schedule and therefore criterion (ii) is not relevant to the site nor its operation.

(d) any new building erected is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the existing industrial building or warehouse; and

The site is not located within article 2(3) land. Nevertheless, the proposed materials are in keeping ('similar') with the appearance of the existing warehouse.

(e) any extension or alteration is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended or altered.

The site is not located within article 2(3) land. Nevertheless, as above, the proposed materials are in keeping ('similar') with the appearance of the existing warehouse.

The above underlined responses (together with enclosed plans) demonstrate the development's full compliance with the relevant permitted development rights afforded to warehouses (Class H). The proposed new and altered doors will enable improved efficiency of the warehouse's internal operations.

Conclusions

The above and attached plans demonstrate that the development is a lawful alteration in accordance with the rights afforded to the site under Schedule 2, Part 7, Class H 'Extensions etc of industrial and warehouse' of the Town and Country Planning (General Permitted Development) (England) Order 2015 relating to existing industrial and warehouse development.

I trust that the above and enclosed documents are sufficient to issue the CLOPUD, however should you have any queries please do not hesitate to contact myself or my colleague Will Hayes directly.

Yours faithfully,



GERARD MANLEY
Associate

Enc.