

16 August 2021

Our Ref: TS.LPC.5187

Planning & Building Control
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sir/Madam

Linley House, Dickinson Street, Manchester, M1 4LF

Change of use of part of the third floor and all of the fourth floor from non-residential institution (Class F1-a) to offices (Class E-g) (part retrospective)

I write on behalf of my client, Dickinson Street Manchester Limited, in respect of the above for which we are seeking planning permission (part retrospective) for the change of use of part of the third floor and all of the fourth floor from non-residential institution (Class F1-a) to offices (Class E-g) at Linley House, Dickinson Street, Manchester ('the site').

The purpose of this application is to return the use of part of the third floor and whole of the fourth floor to its previous (original) use/purpose as offices (Class E-g). The fourth floor is in fact already in use as an office therefore the application is part retrospective, however, clearly the proposed use is not controversial and as demonstrated by this Statement below, is fully in accordance with the Development Plan.

In support of the application and in addition to this Statement please find enclosed the following documents:

- Completed application form together with Ownership Certificates and CIL form
- The statutory planning application fee of £462 (please note this has been paid electronically via the Planning Portal under ref: PP-10115058)
- Site Location Plan
- Existing third and fourth floor plans
- Proposed third and fourth floor plans

Site Description & Context

Linley House is located within Manchester City Centre and comprises an eight storey commercial building which was originally used as multi-tenanted office space. The building now comprises a mix of offices and non-residential institution (education) use. It is important to note that the educational provider has, since my client's acquisition of the site, reduced their floorspace.

lpct (trull) Ltd
Trull, Tetbury
Gloucestershire
GL8 8SQ
Tel: 01285 841433
Fax: 01285 841489
www.lpctrull.com

requirement from three floors (2nd, 3rd and 4th) to only 2nd and part 3rd due to a lack of demand for this use of space in this location.

It is located within the George Street Conservation Area and is not subject to any further designations, allocations or technical constraints.

The following planning history is of relevance to the site and the proposed application:

Application No.	Description of Development	Status
094199/FU/2010/C2	Change of use from B1(office) to D1(education and training facility) at 2 nd , 3 rd and part of 4 th floor	Approved 2/11/2010
095338/LE/2011/C2	Lawful Development Certificate for existing use as offices.	Approved 18/03/2011
103604/FO/2013/C2	Change of use of the part fourth floor from offices (Use Class B1) to non-residential institutions (Use Class D1) to allow extension of existing non-residential teaching and training establishment with ancillary offices.	Approved 12/03/2014

The Proposals

The proposals for which planning permission is sought consist of the change of use from non-residential institution (education use) (Class F1-a) to office use (Class E-g) of part of the building's third floor, and all of the building's fourth floor. No external alterations are proposed as part of the application.

As aforementioned, the fourth floor in its entirety is in fact already in office use, and therefore the application is part-retrospective in form and function because as per application ref: 103604/FO/2013/C2 approved in 2014, part of the fourth floor was previously in use as a non-residential institution but became unused and vacant. The client has therefore been using the whole fourth floor as office space.

Planning Assessment

Core Strategy Policy CC1 sets out the strategic vision for Manchester City Centre and supports the provision of a range of economic uses to support the development of a vibrant employment location. Furthermore, Policy CC8 states that developments which make a significant contribution towards the growth of employment floorspace in the City Centre will be supported.

The proposals subject to this application will bring un-occupied, redundant floorspace back into office (Class E-g) use to deliver centrally located, modern and attractive office accommodation suitable for a range of businesses and therefore contribute towards the aims and objectives of policies CC1 and CC8 and the wider aspirations of the Development Plan by providing more high quality employment floorspace within the City.

Whilst the site is located within a designated Conservation Area, the proposals merely relate to a change of use with no external alterations proposed. Therefore, the proposals will have no impact on the Conservation Area or any other neighbouring uses and buildings.

Conclusion

As I hope you can agree, the proposals and supporting information are clear and uncontentious and therefore I trust that planning permission can be granted without delay.

I look forward to hearing from you and should you have any queries where I may be able to assist please do not hesitate to make contact. If a site visit will be required, if the Case Officer could please contact me I will be glad to facilitate this.

Yours sincerely



Tom Sadler
Associate
LPC (Trull) Ltd