

06 October 2021

Planning Department  
Manchester City Council  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

Dear Sirs / Madam,

**Application for Full Planning Permission for the Change of Use of the Ground Floor of the Eastern Wing of Turing House from Class E (Offices) to Sui Generis (3D Printing Facility) and Installation of Five Louvres and an Air Brick to the South Elevation**  
**Turing House, Manchester, M15 5RL**

Please find enclosed an application for Full Planning Permission for the Change of Use of the Ground Floor of the Eastern Wing of Turing House from Class E (Offices) to Sui Generis (3D Printing Facility) and the installation of five louvres within the existing windows and an air brick at Turing House, Manchester.

The Applicant is Manchester Metropolitan University ('the Applicant').

The Site comprises the Ground Floor of the Eastern Wing of Turing House, located to the south of the Manchester Metropolitan University Birley Fields Campus.

The Proposed Development is described as follows:

***"Change of Use of the Ground Floor of the Eastern Wing of Turing House from Class E (Offices) to Sui Generis (3D Printing Facility) and Installation of Five Louvres and an Air Brick"***

This Covering Letter forms the supporting statement submitted with this application and should be read in conjunction with the following supporting documentation:

- Application Forms, submitted via the Planning Portal;
- Planning Application Drawings, prepared by Bowker Sadler Architecture, including:
  - Site Location Plan;
  - 1001 Turing House General Arrangement as Existing;
  - 1002 Turing House General Arrangement as Proposed;

- 1010 Turing House Existing Roof Plan South Elevation and Typical Existing Window Detail;
- 1015 Turing House Proposed Roof Plan South Elevation and Typical Proposed Window Louvre Detail;
- 125814\_FO\_2019-EAST\_ELEVATION-1352315;
- 125814\_FO\_2019-LOUVRE\_\_BUILD-IN\_\_WALL\_GRILLE\_-\_TECHNICAL\_DATA\_SHEET-1352312; and
- Waste Proforma, prepared by the Applicant.

The list of supporting documentation was agreed during pre-application discussions with a planning officer at Manchester City Council (MCC).

## Site Location and Description

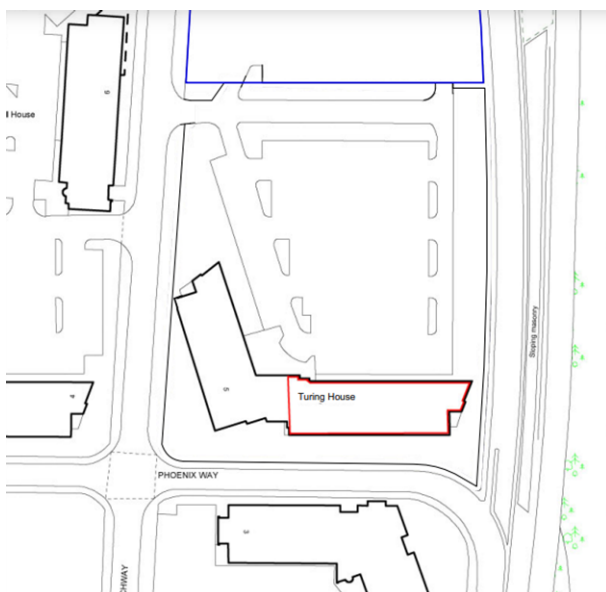
The Site comprises the Ground Floor of the Eastern Wing of Turing House, located to the south of the Manchester Metropolitan University Birley Fields Campus.

The Site is located to the north of Phoenix Way, east of Archway and to the west of Princess Road and occupies a significant plot with a large surface car park separating the Site from the adjacent Birley Fields Car Park and Energy Centre.

The building is surrounded by informal areas of public realm and soft landscaping. To the south of Phoenix Way is a four-storey office building and to the west of Archway is Reynolds House office building and Data Centre. The nearest sensitive uses comprise the residential properties located circa 100m to the east, across Princess Road. There are no other sensitive uses located within 100m of the Site.

The Site is shown edged in red in Figure 1 below.

**Figure 1: Site Location Plan (Source: Bowker Sadler)**



Manchester Metropolitan University Birley Fields Campus is located to the north of the Site: a circa 3 minutes' walk. The All Saints area of the Campus can be accessed via Epping Walk Bridge and takes circa 10-minutes from the Site. The Site is therefore easily accessible from the other Manchester Metropolitan University buildings.

The Site is located within Central Manchester, within the Regional Centre. It is also located within the Oxford Road Corridor and forms part of UDP Saved Policy Site Allocation HU9, which outlines the Site as allocated for business, industrial or commercial uses.

Turing House rises to three storeys in height and falls under Use Class E as an office building.

In February 2020, Temporary Planning Permission (Ref: 125814/FO/2019) was granted on the Site to allow for the temporary relocation of PrintCity and Innospace within Turing House, required as a result of the demolition of the John Dalton West building and the construction of the new building for the Faculty of Science and Engineering. The description of development of this temporary permission is as follows:

*"Temporary change of use of the ground floor of the eastern wing of Turing House, from Class B1 (offices) to sui generis (3D printing facility) and installation of a louvre to south elevation within existing window and a louvre to east elevation"*

The Applicant now intends on formalising the permanent relocation of PrintCity within Turing House through this new planning application.

## The Proposed Development

The Proposed Development comprises the Change of Use of the Ground Floor of the Eastern Wing of Turing House from Class E (Offices) to Sui Generis (3D Printing Facility).

The change of use is required in order to facilitate the permanent move of PrintCity to Turing House. The PrintCity operation includes a 3D printing business alongside associated office, research, administration and teaching space. Given the range of uses, the operation is considered to be 'sui generis' (i.e. 'of its own kind').

The Site will be accessible to staff and students at the University and would be operational in line with typical business hours; indicatively it is proposed that this would be Monday to Sunday 0700 to 1900. Access may be occasionally required to the buildings outside of these hours.

To further facilitate the inclusion of PrintCity into Turing House, which will include a range of high-technology and specialist equipment, three new louvres are proposed within the top section of three of the existing windows on the South Elevation.

The proposed louvres are of a very small scale and are proposed to be carefully positioned within the smaller element of the existing window frames to replace existing glazing so as to minimise any potential visual impact.

Full planning permission is also sought for the two louvres (one to a South Elevation window, and one to the wall of the East Elevation) that were previously approved under the temporary planning permission Ref: 125814/FO/2019.

A 150 x 150 mm air brick is also proposed to the South Elevation of Turing House at Ground Floor level and will provide a direct exhaust from equipment to be installed internally. The exhaust is required to dissipate heat to the atmosphere.

The proposed plant equipment, extract and louvres are necessary to support the permanent relocation of the Manchester Metropolitan University PrintCity facilities to Turing House.

It was determined through pre-application discussions with MCC Planning Officers that this Proposed Development would require planning permission.

The Proposed Development also involves the installation of two Condenser Units within the existing roof structure of Turing House. Given that these units are proposed to be located internally within the existing roof structure and not visible externally, they are not considered to fall under the definition of development under Section 55 of the Town and Country Planning Act 1990. This has been confirmed in pre-application discussions with MCC.

## Planning Policy Context

The Adopted Local Development Plan for the Site comprises the following documents:

- Manchester Core Strategy (2012); and
- Saved Policies of the Manchester Unitary Development Plan (UDP) (2005).

The Core Strategy sets the overall strategic direction for planning for Manchester over the plan period from 2012 to 2027 and is in line with national policies.

The UDP was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced, however, several policies were saved on 11 July 2012 and remain extant.

The Development Plan is supported by a number of material considerations, including the National Planning Policy Framework (NPPF) (2021), the National Planning Policy Guidance and the Corridor Manchester Strategic Vision to 2025.

A discussion on the Principle of the Proposed Development and the site-specific considerations for the Proposed Development are considered in turn below against the policies of the Development Plan.

## Principle of the Proposed Development

The Site is located within Central Manchester and the Regional Centre, which are both focus areas for employment generating uses. It also forms part of UDP Saved Policy Site Allocation HU9, which outlines the Site as allocated for business, industrial or commercial uses.

The Proposed Development seeks to change the use of single floor of the Eastern Wing of Turing House (Use Class E) to Class Sui Generis (3D Printing Facility), which continues to align with and complements the nature of uses envisaged and existing within the area.

The Site also forms part of the Oxford Road Corridor. The Corridor Manchester Strategic Vision to 2025 is for the area to become:

*“Manchester’s cosmopolitan hub and world-class innovation district, where talented people from the city and across the world learn, create, work, socialise, live and do business; contributing to the economic and social dynamism of one of Europe’s leading cities”*

The vision is underpinned by the Oxford Road Corridor Strategic Spatial Framework (SSF), which sets out a clear ambition to guide the redevelopment, transformation and future development within the SSF boundary.

The Proposed Development is ultimately necessary to support the relocation of the Print City to Turing House, which includes a range of high-technology and specialist equipment that will support The Corridor Manchester Strategic Vision to 2025 through providing facilities which facilitate innovation.

## Visual Impact

NPPF (2021) Chapter 12 places importance on achieving well-designed places. Paragraph 126 highlights the importance of good design stating that it is a key aspect of sustainable development, as it creates better places in which to live and work and helps make development acceptable to communities.

Core Strategy Policy DM 1 (Development Management) states that all developments should have regard to appropriate siting, layout, scale, form, massing, materials and detail and the impact on the surrounding areas in terms of design, scale and appearance.

The nature and design of the Proposed Development is in keeping with the design style of the existing building and the surrounding area. The proposed louvres and air brick are of a very small scale and have been carefully designed to ensure there is no negative visual impact.

## Waste Management

Policy DM 1 (Development Management) states that all development should have regard to refuse storage and collection and impacts on amenity including from odours, litter and vermin.

PrintCity should only produce minimal waste once functional. The main waste will be packaging from materials/equipment and consumables used during the 3D printing process or from failed 3D printed components. These are all proposed to be disposed of through the internal waste / recycling streams.

In summary, the waste is proposed to be managed by disposing of the waste in internal 100l general waste and paper/ cardboard recycling (Nexus 100's) bins. These bins are emptied daily and taken to the 1100l euro bins located in the binstore on the car park.

A Waste Proforma has been prepared by the Applicant and is submitted in support of the planning application. The proposed arrangements and measures detailed will mitigate against any potential impact on amenity.

## Summary and Conclusions

This Covering Letter accompanies an application for Full Planning Permission for the Change of Use of the Ground Floor of the Eastern Wing of Turing House from Class E (Offices) to Sui Generis (3D Printing Facility) and installation of three louvres within the existing windows and an air brick to the South Elevation of Turing House, Manchester.

The Applicant is Manchester Metropolitan University.

The Site comprises Turing House, which is located to the south of the Manchester Metropolitan University Birley Fields Campus and to the north of Phoenix Way.

The Proposed Development is ultimately necessary to support the permanent relocation of the PrintCity and Innospace facilities to Turing House, which include a range of high-technology and specialist equipment. These facilities support The Corridor Manchester Strategic Vision to 2025 through providing facilities which facilitate innovation.

The air brick and five proposed external louvres to the south elevation are of a very small scale and have been carefully designed, so as to not materially alter the appearance of the building or nature of the area.

As such, the Proposed Development is considered to be in accordance with national and local planning policy and guidance and thus warrants the approval of MCC.

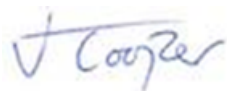
## Application Submission

The application has been submitted on the Planning Portal (PP-10237630), alongside the requisite application fee of £462.00 (plus an administrative fee) as paid to MCC.

We trust you will find this application in order and we look forward to receiving written confirmation of its registration.

Please contact Jennifer Chatfield (0161 455 8084 / [jchatfield@deloitte.co.uk](mailto:jchatfield@deloitte.co.uk)) at the earliest opportunity should you have any queries or require any further information.

Yours sincerely



**John Cooper**  
Deloitte LLP