



RW/200040/L0001

6th September 2021

VIA PLANNING PORTAL

Planning
Manchester City Council
P O Box 532
MANCHESTER
M60 2LA

Dear Sir/Madam

On behalf of Toolstation Ltd:

An application for the proposed change of use to Class B8 (Storage or Distribution) at Unit 2, 244-246 Moseley Road, Fallowfield, Manchester, M14 6PD

PLANNING PORTAL REF: PP-10195572

On behalf of Toolstation, please find enclosed a planning application for the proposed change of use of the above unit to Class B8 (Storage or Distribution).

The application is submitted via the Planning Portal and comprises the following:

- Application Forms and Certificate B, duly completed and signed;
- Site Location Plan (1:1250) (Ref: 1820791/L);
- Block Plan (Ref: 1820791/B);
- Site Parking Plan (Ref: 1820791/SP);and
- Proposed Floor Plan (Ref: 1820834/P01/Rev1).

The requisite application fee of £462.00 will be paid via online transaction.

Site History and Background

The application relates to a warehouse unit located on Moseley Road, within a cluster of commercial units at the eastern edge of the Fallowfield district, Manchester. This is a recognised business and commercial area that provides services and job opportunities for the local population. Both the commercial and residential uses are well established at this location, this arrangement is typical along routes into district centres. The surrounding businesses include Kwik Fit, Kitchen Project Solutions, The Car Centre and Fallowfield Shopping Centre is located across Moseley Road to the north of the site.

The unit is accessed directly from Moseley Road and has its own demised car parking spaces within the yard to the west of the unit. The unit is currently vacant. I summarise the planning history of the unit as follows.

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The planning history (back to 1974) indicates that this site was historically used for car sales with ancillary offices and a workshop. Applications for illuminated signs (LPA Ref: 23223 and 29279) were approved on this site in 1984 and 1987 respectively, on both occasions the applicant being Culvers Toyota Centre. More recent applications for a single storey extensions in 1997 (LPA Ref: 051893), an elevation alteration in 1995 (LPA Ref: 048915) and an illuminated sign in 1998 (LPA Ref: 55048) were made by Highland Property Management (the current Landlords), these applications provide no further clarification on the lawful use.

Sometime during this period, the 'car showroom' was subdivided into two units. These are now known as Units 1 and 2. This background and subsequent uses at the units indicate that a previous occupier used the following permitted development rights:

"Development consisting of a change of use of the use of a building to a use falling within Class A1 (Shops) of the Schedule to the Use Classes Order from a use... for the sale, or display for sale, of motor vehicles."

On the basis this property was historically used for car sales as indicated in the planning history, a previous incoming retailer required confirmation of the legality of their proposed retail use here. They decided to submit Certificate of Lawfulness for a Proposed Use application, this was submitted in August 2004. Following submission, the LPA requested the following info/clarification:

- Further documentation is required from previous users to prove use as car sales;
- Planning approvals seem to indicate that office uses have been approved since 1994.

Following this request, the applicant at the time could not provide this additional info. Therefore they were required to submit a change of use to Class A1 application. An application was submitted on 22nd September 2004 for the:

"Change of use of buildings to A1 (shops)."

The submitted and approved plans show that this application was solely in relation to Unit 1, even though the Location is stated as being '244 to 250 Moseley Road, Levenshulme'. Following a lengthy application process, the application (LPA Ref: 073003/FU/2004/N2) was approved on 23rd March 2005.

From the available planning history, it's clear that Unit 1 has a Class A1 consent as per the change of use approval. However there have been applications for office uses at Unit 2. Application 051893/FO/CENTL1/97 sought a *"Single storey extension at rear to form office in connection with the existing office use"* (my emphasis).

To conclude, the planning background indicates that the lawful use of Unit 2, 244-246 Moseley Road, Fallowfield, Manchester is as an office use. Therefore, to achieve and regularise the appropriate use class for the Toolstation operation, we submit an application for the change of use of the unit to Class B8.

Proposal

Toolstation Ltd is a UK wide subsidiary of Travis Perkins plc with over 500 warehouse/trade counter outlets currently in operation. It specialises in the sale of power tools and accessories,

handtools, screws and fixes decorating materials, heating and electrical supplies, work clothing and other products associated with building/DIY. Each unit stocks approximately 10,000 plus catalogue products and serves predominantly the building industry, although Toolstation do accept trade from private customers.

As a result of this change of use, Toolstation have confirmed that it will employ between 5 and 8 full time equivalent staff at the unit. Toolstation expect no more than 4 members of staff to be on site at any one time. The proposed opening hours are:

- Monday to Saturday (**including Bank Holidays**) 07:00 to 20:00; and
- Sundays 09:00 to 17:00.

There is proposed to be a maximum of one delivery anytime per 24 hour period. As seen on the site parking plan (Ref: 1820791/SP) there are 9 car parking spaces exclusively demised for Toolstation customers. This is more than adequate car parking for the proposed use. There is proposed to be no external storage of goods.

There are no external alterations proposed as part of this application. For information only, the internal alterations are shown on the enclosed proposed floor plan (Ref: 1820791/P01/Rev1).

Planning Policy

The Manchester Core Strategy (adopted July 2012) and the saved policies of the Unitary Development Plan forms the development plan for the unit. The unit is within the Manchester City Boundary and the South Manchester Area (Policy EC9). The unit itself is not protected for a particular use and is not part of a constraints area.

Policy EC9 (South Manchester) states:

"South Manchester is not expected to make a significant contribution to employment provision within the City. New development is expected to mainly comprise office development, although proposals for high technology industry and research will also be supported. Employment and economic development provision will be within:

2. District Centres of Chorlton, Didsbury, Fallowfield, Levenshulme and Withington. These will be suitable for mixed use development providing local needs and services." (my emphasis).

Further to this Policy SP1 (Spatial Principles) supports proposal that improves access to jobs and services. Alongside this, Policy EC1 (Economy and Economic Growth) states that:

"A minimum of 200 ha of employment land will be developed between 2010 and 2027 for offices (B1a), research and development (B1b), light industrial (B1c), general industry (B2) and distribution and warehousing (B8)."

The policy further explains that the LPA will support Improving the portfolio of employment premises, by providing a range of employment sites and premises for small, medium and large businesses.

The proposal is at a vacant unit that is not protected for a specific use within the Manchester City boundary, a location where planning policy supports economic development and

employment uses. The proposed Class B8 employment generating use brings the unit into beneficial use. The Toolstation business will create up to 8 full time equivalent jobs at the currently vacant unit. The proposal is therefore fully compliant with the adopted development plan documents.

Conclusions

The key planning policy consideration in this case is the acceptability of the Class B8 use at the application unit. The adopted development plan supports economic development employment uses across the city, this of course includes Class B8.

Granting this proposal will result initially in the creation of between 5 and 8 full time equivalent jobs, the majority of which we anticipate will be recruited locally. Accordingly, we believe that the proposal should be welcomed and planning permission granted.

I trust the above is in order and will enable the prompt registration of the application. In the meantime, should you have any queries, please do not hesitate to contact me using the details below.

Kind Regards

Yours faithfully,



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Associate

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