



Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

70082893

30 July 2021

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PROPOSED USE OF INDUSTRIAL ESTATE FOR B2, B8, E(G)(ii) AND (iii)
BLOCKS A AND B, SOUTHMOOR INDUSTRIAL ESTATE, WYTHENSHAW, MANCHESTER,
M23 9XD
PLANNING PORTAL REF: PP-10079520**

Please find enclosed a full planning application, submitted on behalf of Summer Estate Holdings Limited, for the flexible use of the above site as B2 / B8 / E(g)(ii) / (iii) (general industrial / storage or distribution / research and development of products or processes / industrial processes).

In addition to this cover letter, the application is supported by the following documents:

- Application Form and Ownership Certificate;
- Site Location Plan (ref: 70082893/1);
- Existing and Proposed Site Layout Plan (ref: (20)011);
- Transport Note prepared by Vectos; and
- Site Planning History.

The scope of the application submission was agreed via email with David Lawless (Senior Planning Officer) on 2 July 2021.

The planning application fee of £462, based on a change of use, has been paid to Manchester City Council via the Planning Portal.

SITE CONTEXT

The application site relates to two buildings (Block A and Block B), which are located within Southmoor Industrial Estate in a well-established commercial area. The site and wider area are allocated in adopted policy as an existing employment site.

Block A is into several smaller units, and together with Block B, the units provide 25,638sqm of floorspace. These units are currently in B2 (general industrial) / B8 (storage and distribution) use.

The industrial estate extends to approximately 7ha. It includes two office buildings (Southmoor House and Trafford House), service yards, surface car parking and landscaped areas. However, please note that these elements of the industrial estate are excluded from this application. Access in and out of the site is from Southmoor Road to the east.

The site is bound by industrial development to the south and west, the railway line to the north and Southmoor Road to the east. Residential properties are located approximately 200m to the south east and 210m to the west. However, these are separated from the site by other buildings, road infrastructure and landscaping.

The site lies within Flood Zone 1 and it is therefore at the lowest risk of flooding. It is not located within a conservation area and there are no listed buildings nearby.

PLANNING HISTORY

Despite requesting the full planning history of the site, and a local land search from the Council, we have not been able to identify the original planning permission. The planning history that has been provided by the Council is enclosed with this letter, but the original permission is understood to predate these records.

However, we can confirm that the primary use of the site has always been primarily for industrial (B2) and storage and distribution (B8) related purposes.

Furthermore, the following applications were approved at the site previously, demonstrating that both B2 and B8 uses have been supported at the site by the Council:

- Application ref: 057335/FU/SOUTH2/99, which was approved in October 1999 for “*Change of use of part of vacant building to B8*”; and
- Application ref: 067572/FU/SOUTH2/03, which was approved in September 2003 for “*Change of use from Class B2 (Industrial) to Class B8 (Distribution)*”.

PROPOSAL

This application seeks permission for the use of Blocks A and B as B2 / B8 / E(g)(ii) / (iii) (general industrial / storage or distribution / research and development of products or processes / industrial processes). As explained above, the site has generally always been in B2 / B8 use, but the planning history is vague. This application therefore seeks to provide certainty regarding its lawful use, which will assist in marketing units at the site moving forward.

If approved, the proposal will enable the use of the units to alternate between B2 / B8 / E(g)(ii) and E(G)(iii) for 10 years. At the end of the 10 years, the lawful use of the building will be whichever use it is being used for at that point in time (B2, B8, E(g)(ii) or E(G)(iii)).

PLANNING POLICY

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, proposals should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Local Development Plan

The adopted development plan for Manchester comprises saved policies of the Unitary Development Plan (1995) and the Core Strategy (2012).

The site forms part of a wider allocation for an Economic Improvement Area under saved Policy WW2 – Economic Development in West Wythenshaw. The policy states:

“WW2 Within the Roundthorn Industrial Estate the Council will permit new industrial and commercial activities, incompatible with a location in a residential area, except where serious harm to the amenity of nearby residents or adjoining businesses would result.

The site is also subject to Core Strategy Policy EC10, which expects Wythenshawe to provide 55ha of employment land within B1a offices, B1b/c research and development and light industry and B8 logistics and distribution.

National Planning Policy Framework (2019)

At Paragraph 11, the NPPF sets out a presumption in favour of sustainable development, requiring development to be approved without delay where it accords with an up-to-date development plan.

Chapter 6 of the National Planning Policy Framework (NPPF) seeks to build a strong and competitive economy. Paragraph 80 recognises that *“significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”*

Paragraph 83 requires planning policies and decisions to recognise and address the specific locational requirements of different sectors, including making provision for storage and distribution operations at a variety of scales and in suitably accessible locations.

Paragraph 111 states that *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*

PLANNING CONSIDERATIONS

The key considerations of the proposal are the principle of the change of use, amenity and highways.

Principle

The site is an existing industrial estate, which has been in operation for at least 30 years. It is located within an Economic Improvement Area under saved Policy WW2, where industrial and commercial activities which are incompatible with a location in a residential area are permitted, except where serious harm to the amenity of nearby residents or adjoining businesses would result. As such, the proposed industrial related uses are already well established at the site and industrial related development is supported.

Nevertheless, the application does not propose any additional floorspace or to change the use of the site; it merely seeks to provide comfort regarding its existing lawful use. The inclusion of uses E(g)(ii) and (iii), in addition to B2 and B8, is appropriate, given that they are similar to those already in operation at the site.

Furthermore, the planning history of the site demonstrates that the Council has considered both B2 and B8 uses at the site to be acceptable previously, with the approval of application refs: 057335/FU/SOUTH2/99 and 067572/FU/SOUTH2/03.

By providing certainty regarding the lawful use of the site, this application seeks to improve the marketing prospects of the units on the site moving forward. It will also give prospective tenants

comfort on the lawful use of the units prior to agreeing a lease with the applicant. This is supported by paragraph 80 of the NPPF which requires significant weight to be placed on the need to support economic growth and productivity.

In light of the above, the proposed uses are already generally established at the site and within the wider area. As such, the proposal is acceptable in principle and complies with the local development plan and the NPPF.

Amenity

The existing operations at the site have been in place for a significant period of time and they are supported by saved Policy WW2. The approval of this application would not result in any additional operations that may cause an adverse impact on amenity.

Nonetheless, the surrounding uses are generally industrial in nature and any residential properties are separated from the site by the adjacent roads, other buildings and landscaping.

As such, the proposal is not considered to result in an adverse impact on amenity.

Highways

This application is supported by a Transport Note prepared by Vectos, which addresses the highways considerations associated with the proposal. In summary, the site benefits from excellent accessibility which will minimise car trips. With the full flexible consent being implemented and with all available units at maximum occupation, there would be an additional 50-60 trips generated in the morning and evening peak hours. This additional traffic would be imperceptible within the daily variations in traffic flow. Therefore there are no safety concerns or other highway reasons why the proposals could not be granted planning permission.

As such, the proposal will not result in an unacceptable impact on highway safety, and the impact on the road network would not be severe. The proposal therefore complies with paragraph 11 of the NPPF.

CONCLUSION

This application seeks to provide certainty regarding the lawful use of two existing buildings, in order to improve the marketing prospects of the units on the site moving forward.

The site forms part of an existing, allocated and well-established employment site and the proposed uses in this location are supported by local and national policy. Furthermore, the proposed B2 and B8 uses have been considered acceptable by the Council at the site previously.

The proposal is considered acceptable from an amenity and highways perspective and there are no other material considerations which warrant the application's refusal. The proposal is in accordance with the development plan and we therefore respectfully request that it is approved without delay, in line with Paragraph 11 of the NPPF.

We look forward to receiving confirmation of the validation of the application. However, if you have any queries please do not hesitate to contact me.

Yours faithfully



A handwritten signature in black ink, appearing to read 'Fraser Dann', with a long horizontal stroke extending to the right.

Fraser Dann
Principal Planner