



Planning MCC <planning@manchester.gov.uk>

RE: 128054/FO/2020 - additional information

1 message

Conroy, Michael @ Manchester <Michael.Conroy@cbre.com>
To: Joe Hobbs <j.hobbs@manchester.gov.uk>
Cc: "planning@manchester.gov.uk" <planning@manchester.gov.uk>

6 October 2020 at 13:42

Afternoon Joe,

I will amend the covering letter this afternoon.

With respect to a Ground Floor Internal Area Plan, the attached Ground Floor Plan and Waste Management Arrangements plan denotes the ground floor internal area / layout.

Michael

Michael Conroy MRTPI | Planner
Planning & Development

CBRE Ltd

One St Peters Square | 10th Floor | Manchester | M2 3DE
DDI +44 161 233 5419 | M +44 7833435143 | F +44 161 233 5684 | Internal Ext 35419
michael.conroy@cbre.com | www.cbre.co.uk/planning



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From: Joe Hobbs <j.hobbs@manchester.gov.uk>
Sent: 06 October 2020 13:23
To: Conroy, Michael @ Manchester <Michael.Conroy@cbre.com>
Cc: planning@manchester.gov.uk
Subject: Re: 128054/FO/2020 - additional information

External

Hello Michael,

We have a First Floor Internal Area Plan (310861-U12-18-01 Rev A), but no Ground Floor Internal Area Plan. Please provide this.

In terms of the temporary nature of the proposal, we would append a condition to any approval. But we also need it clearly stated in the description. The amended description would state:

Temporary Change of use for a period of 5 years at Units 12-16 to mixed use Class B8 (storage and distribution); and at Units 17-18 to use class B2 (Microbrewery) and class B8 (storage and distribution).

We also need the Covering letter amended to reflect the above.

Please send through when prepared to enable the application to be validated.

Kind regards,

On Fri, 2 Oct 2020 at 14:24, Conroy, Michael @ Manchester <Michael.Conroy@cbre.com> wrote:

Good afternoon,

Further to the attached invalid letter dated 29th September 2020, please find attached and below additional information.

The amended Ground Floor Plan and Waste Management Arrangements Rev B plan attached now incorporates the Proposed General Arrangement of the microbrewery. Individual unit numbers are also denoted.

As stated in the supporting covering letter, the application seeks a change of use to Use Class B8 at units 12-16 and Use Class B2 and B8 at units 17-18. The layout of units 12-16 as denoted on the Ground Floor Plan and Waste Management Arrangements Rev B is left clear as these units are occupied for storage purposes.

I can confirm that there is direct level access to the site and throughout the units.

The approach discussed at the pre-application stage regarding the temporary nature of the planning permission is that it would be addressed via a planning condition.

Could you please clarify what is meant by 'there is no Internal Area plan for ground floor to be read against submitted first floor internal area plan' and confirm whether this is a validation requirement?

Michael

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Planning & Development

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Joe Hobbs

Assistant Planning Officer
Planning and Building Control
Growth and Development Directorate
j.hobbs@manchester.gov.uk

UPCOMING LEAVE: 24th Oct - 1st Nov (inclusive)

Web: <http://www.manchester.gov.uk>

I am currently working from home and the best way to contact me is via email.

Office Location:
Level 6, Town Hall Extension
St Peter's Square
Manchester
M2 5HD

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Ground Floor Plan and Waste Management Arrangements Rev B.pdf

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