

20 December 2019

Delivered by hand

Joe Hobbs
Planning and Building Control
Manchester City Council
Town Hall Extension
St Peter's Square
Manchester
M2 5HD

Ref: GARM3004

Dear Joe

FULL PLANNING APPLICATION FOR TEMPORARY CHANGE OF USE – TURING HOUSE, ARCHWAY, MANCHESTER

Further to our recent discussions, and on behalf of Manchester Metropolitan University, I am pleased to enclose an application for full planning permission for the change of use of the ground floor of the eastern wing of Turing House from office (Class B1) to sui generis to accommodate PrintCity, for a temporary period of 12 months, and associated installation of two ventilation louvres in the south and east elevations.

Context

As the Council is aware, the University is progressing proposals for a new academic building for the Faculty of Science and Engineering within the University's existing campus. The proposals involve the demolition of the existing John Dalton West building, which is currently occupied by a number of University-related uses, including PrintCity.

In order to facilitate the internal strip-out and demolition process, the existing uses within the John Dalton West building are due to be relocated in spring 2020. The University has identified floorspace within the Turing House office building as temporary accommodation for PrintCity and InnoSpace, as follows:

- InnoSpace will take floorspace on the second floor of the eastern wing of Turing House. InnoSpace comprises incubator space for start-up businesses in the form of offices and, therefore, falls within Use Class B1. As such, no change of use is required.
- PrintCity will occupy the ground floor of the eastern wing of 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').

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It is currently expected that InnoSpace and PrintCity will occupy space within Turing House from February / March 2020 until December 2020; after which time both uses will move to their 'permanent' new location within the Manchester Technology Centre on Oxford Road.

This Application

This application seeks full planning permission for the change of use of the ground floor of the eastern wing of Turing House, from Class B1 (offices) to sui generis (3D printing facility) to accommodate the PrintCity operation.

The change of use is sought for a temporary period of time only (12 months), such that the lawful use of the site resorts to Class B1 (office) floorspace following expiration of the planning permission. It is anticipated that this will be secured via planning condition.

The application also seeks approval for the installation of two ventilation louvres to assist the change of use. One louvre is to be installed on the south elevation within an existing window, and the other is to be installed on the east elevation.

Enclosed Documents

The application is submitted electronically directly to MCC, and comprises the following documents:

- Completed application forms and certificates
- This covering letter
- Turing House – Location Plan (Rev A)
- Existing Ground Floor Plan (drawing no. 1338B-BDP-Z22-GF-DR-A-000001 Rev P03)
- Proposed Ground Floor Plan (drawing no. 1338B-BDP-Z22-GF-DR-A-000015 Rev P05)
- South Elevation [Existing & Proposed] (drawing no. MMU-TH-EL-S Rev 00)
- East Elevation [Existing & Proposed] (drawing no. MMU-TH-EL-E Rev 00)
- Technical Detail Sheet – Window louvre (DucoGrille Classic F 45HP)
- Technical Detail Sheet –Louvre 'build-in' wall (DucoGrille Classic G 45HP)

The requisite application fee of £924.00 has been paid by BACS.

I trust you are in receipt of everything you require to validate and progress the application. Please do get in touch if you have any queries or require anything further.

Yours sincerely



Anna Relph
Associate Director

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