26 February 2019
L190226 SAV Cover - 64-66 King Street

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Submitted via email: planning@manchester.gov.uk

Dear Sir or Madam

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 (AS AMENDED)
PRIOR APPROVAL FOR THE CHANGE OF USE FROM OFFICES (USE CLASS B1a) TO RESIDENTIAL (USE CLASS C3)
64-66 KING STREET, MANCHESTER, M2 4LY

Introduction

We write on behalf of our client, Glasgow City Council as administrating authority for Strathclyde Pension Fund c/o DTZ Investors, to apply for prior approval for the change of use of the above site from office floorspace to residential use.

In accordance with the Town and Country Planning (General Permitted Development) Order 2015 (as amended) ('**GPDO**'), the application comprises the following:

- This covering letter;
- The completed application form;
- Drawing Ref: DTZ/KS/SLP – 'Site Location Plan';
- Existing and Proposed Floor Plans, produced by apt. Design;
- Planning Statement, produced by Savills; and
- Acoustic Design Review, produced by Clement Acoustics.

As the application was submitted via email, a payment to 'Manchester City Council - Receipts' for £96 has been sent via bank transfer.

Assessment

Before commencing development, the GPDO requires that the developer must apply to the local planning authority for a determination as to whether prior approval will be required as to the following matters:

- Transport and highways impacts of the development;
- Contamination risks on the site;
- Flooding risks on the site; and
- Impacts of noise from commercial premises on the intended occupiers of the development.

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The supporting documents assesses the proposal against the GPDO criteria and has appraised it in respect of the relevant prior approval assessment criteria. In doing so it is concluded that:

1. 64-66 King Street qualifies for the change of use under permitted development, and meets all of the qualifying criteria.

2. The proposal is suitable for conversion as permitted development with no potential impacts associated with the development in terms of transport and highways, contamination, flooding risks, or noise implications for intended occupiers.

On that basis we respectfully request that the local planning authority issues a decision confirming that prior approval will not be required so that the change of use can proceed.

Conclusion

We trust that the information provided above and on the enclosed drawing is sufficient for the Council to register and consider the application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Samia Syeda or Matthew Sobic at these offices.

Yours faithfully

Savills

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cc.