16th June 2017

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Ms J Roscoe
Planning
Manchester City Council
PO Box 532
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Manchester
M60 2LA

Our Ref: RM/RM/0000
Your Ref:

Dear Ms Roscoe

Re Proposed change of use Unit 20 Cheetham Hill Shopping Centre Cheetham Hill, Manchester. PP-06179185

I have pleasure in enclosing a cheque for the sum of £385 in respect of the City Council's application fee in respect of a proposed change of use at Unit 20 Cheetham Hill Shopping Centre. The application was submitted via the Planning Portal reference PP-06179185

The proposal seeks to ensure that a unit which is currently vacant and is accordingly unable to contribute to the vitality and viability of the centre. The unit is to be occupied and used by the Central Manchester University Hospital NHS Foundation Trust as a clinic associated with the treatment of Macular degeneration

The proposal comprises "Sustainable Development" as defined by paragraph 7 of the National Planning Policy Framework [NPPF] . The NPPF identifies three components to Sustainable Development providing as follows:-

"There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

> ***an economic role*** *– contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
>
> ***a social role*** *– supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*

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> ***an environmental role*** *– contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy*

The proposal the subject of the current application will deliver a number of employment opportunities both in terms of the fitting out of the proposed new use and the ongoing employment within the unit itself. The unit is currently vacant and unable to contribute to the economy of the local community. The opportunity to take employment will also contribute to social well being with Cheetham Hill. Further the use will add to the range of services available within the community. The site has been market for some time and accordingly the use of a vacant unit for positive benefit will play an important social role.

Finally the proposal involves the reuse of an existing building. It will not place any additional requirements upon existing infrastructure and in doing so lessen the environmental impact.

The proposal accords with the thrust of the NPPF

Policy C2 of the Manchester Core Strategy provides that:-

> *Development will support thriving district centres, with distinct local character, providing a good range of accessible key services, including retail, health facilities, public services, leisure activities and financial and legal services. Housing will also be considered an appropriate use within District Centres, providing it supports the vitality and viability of the centre.*

Policy C3 provides that Cheetham Hill is a District Centre the policy states that:-

> ***North Manchester District Centres - Cheetham Hill and Harpurhey***
>
> *There is capacity for approximately 1,000 square metres convenience and 4,000 square metres comparison retail growth in North Manchester up to 2027. The focus for additional floorspace should be in Harpurhey.*
>
> *There could be small increases in retail provision in Cheetham Hill,* ***but development for other uses which promote vitality during the daytime will be supported.*** *New development should improve connections between the centre and the existing large foodstore.*
>
> *Development which brings a broader range of commercial and public uses to Cheetham Hill will be supported. Redevelopment within Harpurhey District Centre has the potential to provide increased retail floorspace alongside additional uses, including food and drink, employment and community facilities. There are opportunities to introduce some new housing into both centres with relatively small scale employment areas also identified in Harpurhey*

The policy envisages that uses such as is proposed by this application will be encouraged. The location of the unit is such that it will contribute to linking the main centre through to the foodstore by bringing an inactive unit back into vital and viable use.

In conclusion we believe that the proposal complies with both national and local planning policy and is positive and sustainable

Should you have any questions or want clarification of the application proposal please do not hesitate to contact me.

Yours sincerely

Richard Moffat
Director
Planning Development Regeneration

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