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Our Ref 327712
Your Ref

18 February 2013

18 FEB 2013
BUILDING CONTROL

Manchester City Council
Development Control
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sir/Madam

PLANNING APPLICATION FOR THE CHANGE OF USE OF UNITS 2, 3, 4 AND 9 TO USE CLASSES B1, B2 AND B8 – RINGWAY TRADING ESTATE, MANCHESTER, M22 5LH

Please find enclosed a planning application for the change of use at the above-mentioned site. Accordingly, we enclose the following which comprises the planning application:

- Completed application forms, signed and dated;
- The ownership certificate signed and dated;
- A Site Location Plan at a scale of 1:1250 with the application site outlined in red; and
- A cheque made payable to your Authority for the sum of £385 in respect of the planning application fee. I would be grateful if you would provide a receipt for the fee at your earliest convenience.

In addition to the above enclosures, we would be grateful if you would consider the content of this letter when determining this application.

Site and Surroundings

The land to which this application relates lies within Ringway Trading Estate, off Shadowmoss Road in Wythenshawe. The Estate comprises a number of units, occupied by a wide variety of tenants however Units 2, 3 and 4 have been vacant for over three years.

To the north of the site lies a parcel of undeveloped land and Atlas Business Park. Shadowmoss Road lies to the west of the site, beyond which is an existing residential estate. Works associated with the extension of the Metrolink are proposed to run along Shadowmoss Road.

The undeveloped land to the south and east of the site has been identified by the Council for development associated with the expansion of Manchester Airport (see Policy review below).

Proposed Development

The description of development is as follows:

"Change of Use of Units 2, 3, 4 and 9 to Use Classes B1, B2 and B8"

This application is made on behalf of CBRE Global Investors; the proposal seeks the change of use of units 2, 3, 4 and 9 to Use Classes B1, B2 and B8. This proposed change of use is to assist the marketing of the units and to attract tenants to the site.

Unfortunately we have been unable to establish the lawful uses of these units and therefore to provide clarity and consistency we are seeking planning permission for this change of use across the four units to which this application relates.

The uses proposed for are consistent with other existing uses across the site and the surrounding area. The mix of uses proposed will enable flexibility in attracting tenants, in particular to units 2, 3 and 4 which have been vacant for several years whilst ensuring that the uses are compatible with neighbouring uses.

Development Plan and Considerations

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. In this instance, the relevant Development Plan for the area comprises the following:

- Manchester Core Strategy (adopted July 2012); and
- The Regional Spatial Strategy (RSS) for the North West.

Manchester Core Strategy

The Core Strategy was adopted by Manchester City Council in July 2012; it sets out the Council's vision for Manchester from 2012 to 2027. Policies of relevance to the proposed development are considered below:

The site is located in Wythenshawe and therefore falls under Policy H7 which relates to residential development for the area and Policy EC10 which identifies Ringway Trading Estate as an existing employment site and sets out the Council's intentions to extend the Metrolink (along Shadowmoss Road).

Policy MA1identifies the land to the south of the site as part of the 'Manchester Airport Strategic Site' which means it is safeguarded for future development as part of the expansion of the airport.

The proposed change of use will enhance the Trading Estate and enable the site to be fully occupied. It is therefore considered that the proposals accord with the relevant Planning Policies within the Council's adopted Core Strategy and in particular the sites employment allocation.

Conclusions

The proposed change of use complies with other uses within the wider Trading Estate and surrounding uses. The change of use is required to attract tenants to the site, to the benefit of the local economy and in the absence of information to establish the lawful use of the units. The application proposal should be considered as appropriate development when assessed against the relevant policies within Manchester's adopted Core Strategy and 'saved' UDP Policies.

The proposed scheme will benefit the Trading Estate by assisting the marketing of the vacant units and ultimately attracting new tenants to the site.

The proposed development is entirely appropriate when assessed against the character of the existing Trading Estate and surrounding units.

We therefore respectfully request that planning permission be granted for the proposed change of use. In the interim, we look forward to receiving confirmation that the application has been registered.

If you require any further information in relation to this application then please do not hesitate to contact me.

Yours sincerely

BERNADETTE MCQUILLAN
ASSOCIATE DIRECTOR