GeraldEve

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Planning Department
Manchester City Council
PO Box 463
Town Hall Extension
Manchester
M60 3NY

Our ref. SJV/Spec106

Your ref.

21 October 2009

Dear Sirs

Change of Use application from Presbytery to Doctors Surgery at

St Aidan's RC Church Presbytery, 230 Wythenshawe Road, Northern Moor, Manchester M23 0PH

I write with regard the above mentioned planning application which has been submitted electronically via the planning portal this afternoon on behalf of my client the Northern Moor Medical Practice. The Practice comprises three General Practitioners (1.5 full time equivalent) who currently operate from premises at 216a Wythenshawe Road, Northern Moor (directly adjoining 216 Wythenshawe Road).

The application seeks to facilitate a move from the existing premises to the currently vacant St Aidans RC Presbytery at 230 Wythenshawe Road. A move from the current premises has been an aspiration of the Practice for a lengthy period of time as the current building has become too small to accommodate the needs of a modern medical facility and presents a number of operational problems.

Critically the Presbytery remains central within the local area from which the majority of patients are drawn presenting benefits with regard both the continuity of care for patients and their ability to travel to the surgery. The new premises will allow the Practice to continue to serve the local population with a full range of services but from more comfortable and efficient surroundings.

We have conducted pre application discussions with two planning officers (Charenjit Kaur and Jennifer Connor) and a highways officer (Peter Mistry) within the Council and have prepared the attached application as a result. These discussions are set out briefly in the accompanying application forms and have been generally positive in nature.

It is worthy of note that this proposal seeks simply to establish the acceptability of the principal of the change to a Doctors Surgery and does not seek permission for any extension, alteration or other operational development. We understand that, as a result there is no requirement to prepare either a 'Design and Access Statement' or 'Tree Impact Study'.

The application fee cheque has been submitted to the City Council under separate cover as per the instructions on the Planning Portal website.

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I trust that the above is clear and look forward to progressing this opportunity with you, however if you have any queries or require any further information please don't hesitate to contact me on the details above.

Yours since

Stuart V
Partner

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Manchester City Council
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M60 3NY

Our ref. SJV/Spec106

Your ref. 856226

21 October 2009

Dear Sirs

Planning Portal Reference: 856226

Change of Use application from Presbytery to Doctors Surgery at

St Aidan's RC Church Presbytery, 230 Wythenshawe Road, Northern Moor, Manchester M23 0PH

I write with regard the above mentioned planning application which has been submitted electronically via the planning portal this afternoon on behalf of my client the Northern Moor Medical Practice. I enclose an application fee cheque in the sum of £335.00 (three hundred and thirty five pounds) payable to 'Manchester City Council' in order to complete the planning application and enable its validation.

I trust this is clear however please do not hesitate to contact me if you have any queries.

Yr

Partner

Encl. Application Fee Cheque

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