08 October 2025

Planning Department
Manchester City Council
P O Box 532,
Manchester,
M60 2LA

Dear Sir/Madam

DHL, Manchester Airport, 2 Sunbank Lane, Altrincham WA15 0PT
Application for a Lawful Development Certificate for Proposed Extension

We have been instructed by DHL International (UK) Ltd to submit an application for a Lawful Development Certificate for a proposed alteration to their depot at Sunbank Lane, Altrincham. The application has been submitted via the Planning Portal under reference PP-14393311.

The application is made under Section 192 of the Town and Country Planning Act 1990 (as amended) to confirm that the works to the depot would not require planning permission and would therefore be considered a lawful development.

The application includes:

- Application forms
- Site location plan
- Proposed and existing floorplan and elevations

The proposed works as are follows:

- Extension to existing plant room (new floorspace 15.8sqm)
- Amendment to armco barriers
- New transformer and substation (to be undertaken by utility company)

Class H of the Town and Country Planning (General Permitted Development)(England) Order 2015 sets out permitted development rights relating to the "erection, extension or alteration of an industrial building or a warehouse".

It states that development is not permitted by Class H if any of the following are criteria are met:

(a) the gross floor space of any new building erected would exceed— (i) for a building on article 2(3) land or on a site of special scientific interest, 100 square metres; (ii) in any other case, would exceed 200 square metres;	Not applicable
(b) the gross floor space of the original building would be exceeded by more than— (i) in respect of an original building or a development on article 2(3) land, 10% or 500 square metres (whichever is lesser); (ii) in respect of an original building or a development on a site of special scientific interest, 25% or 1,000 square metres (whichever is the lesser); (iii) in any other case, 50% or 1,000 square metres (whichever is the lesser);	The new florospace created is 15.8sqm
(c) the height of any part of the new building erected would exceed— (i) if within 10 metres of a boundary of the curtilage of the premises, 5 metres; (ii) in all other cases, the height of the highest building within the curtilage of the premises or 15 metres, whichever is lower;	Not applicable
(d) the height of the building as extended or altered would exceed— (i) if within 10 metres of a boundary of the curtilage of the premises, 5 metres; (ii) in all other cases, the height of the building being extended or altered;	The extension would be no greater than the adjacent buildings.
(e) any part of the development would be within 5 metres of any boundary of the curtilage of the premises;	The proposed works would be approximately 30m from the curtilage of the premises.
(f) the development would lead to a reduction in the space available for the parking or turning of vehicles; or	Not applicable
(g) the development would be within the curtilage of a listed building.	Not applicable

Accordingly, it is clear that the proposed works meet the requirements of Class H and therefore constitutes lawful development which does not require planning permission.

We look forward to hearing from you and if you have any queries please do not hesitate to contact me.

Yours sincerely



Katherine Sneeden MRTPI
Director