

Date: 11th June 2025

T: 0161 238 4979

E: info@theplanningstudio.co.uk

Development Management – City Centre
Manchester City Council
Town Hall Extension
Lloyd Street
Manchester
M2 5DB

Dear Sir/Madam

Town & Country Planning Act 1990

Proposal:

To retain recent engineering works within the forecourt of Lansdown House comprising removal of part of landscape boundary strip to create a loading bay for use in association with the parking and servicing of retail and commercial units at Lansdown House; installation of structures and signage associated with the operation of a pay & display management of the existing car parking and servicing; together with retention of patch repairs to the parking surface and realignment of kerb-lines at the entrances from Wilmslow Road.

Site:

Lansdown House, Junction of Dene Road & Wilmslow Road, Manchester, M20 6UJ

On behalf of our client *Wren Properties Ltd*, we have today made an application for Planning Permission in respect the above-mentioned development within the forecourt associated with Lansdown House, Didsbury.

The application is submitted on the basis of seeking retrospective planning permission as the proposed works have taken place.

The application is supported with the relevant Planning Application Form, Ownership Certificate and application fee: £383 (the Portal administration fee of £85 is paid separately to the Portal).

The application submission includes the relevant plans, these being the Location Plan, Existing Site Plan & Proposed Site Plan.

The appraisal of the relevant issues associated with the application, including an assessment of whether the introduction of a pay & display management system of the established use of the forecourt for parking in association with the use of

the shops, restaurants and services within Lansdown House results in a material change in use (as considered by the Council's Principal Development Compliance Officer). For the reasons set out in detail in the submitted TPS Planning Statement (Section 4 in particular), we do not agree that the introduction of a pay & display system to manage the established use of car parking in this particular case causes any material change in use.

However, we acknowledge that the Council may wish to continue in their consideration that a material change in use has occurred. In this event, notwithstanding our own view that it has not created a material change in use, we have also considered whether there are any grounds to oppose the grant of planning permission for the use of the car park for pay & display parking in association with the use of the shops and services at Lansdown House. This is also addressed in Section 4 of the submitted TPS Planning Statement.

The planning application is submitted via the Planning Portal (ref: PP14063694).

The proposals have been considered against relevant planning policies set down in the Manchester CC development plan and National Planning Policy Framework (NPPF).

For the reasons set out in Section 4 and concluded in Section 5 of the TPS Planning Statement, in accordance with the statutory duty under s.38(6) of the Planning & Compulsory Purchase Act 2004 and s.70 of the Town & Country Planning Act 1990, we contend that the proposals represent sustainable development and should be granted planning permission without delay.

I hope to have provided you with a summary of the background information and look forward to working with the appointed planning officer to achieve a positive determination of the submitted planning application in due course.

If there is any further information required, please do not hesitate to contact me direct.

Kind regards

Colin Williams

C D Williams

The Planning Studio

CC – Client, Wren Properties Ltd