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Dear Michael,

Town and Country Planning Act 1990 (as amended)

Full planning application for change of use from Use Class E (commercial, business and services) to Use Class F1(a) (learning and non-residential institutions)

Part of 5th Floor, 3 Piccadilly Place & Retail Unit 4D, 4 Piccadilly Place, Manchester, M1 3BN

Background

In November 2024 Lambert Smith Hampton ('LSH') we appointed by Northern Trains Limited ('NTL'), Piccadilly Triangle Developments Ltd, Piccadilly Place Management Ltd and 4 Piccadilly Place Sarl ('the Applicant's') to secure full planning permission for the change of use of the ground floor retail ('Unit 4D') and part of the second commercial ('2nd Floor') floors at 4 Piccadilly Place ('4PP'), Manchester, M1 3BN from Use Class E to use Class F.1(a).

Manchester City Council ('MCC') approved the change of use (LPA Ref: 141608/FO/2024) on 3rd January 2025.

Unfortunately, NTL are no longer be able to occupy the part of the 2nd floor at 4PP that benefited from the change of use to Class F1(a) pursuant to LPA Reference 141608/FO/2024. The 2nd floor will instead continue to be occupied under Use Class E. Despite that, NTL still wish to occupy the ground floor unit ('Unit 4D') of 4PP under use Class F1(a) for the operation of NTL's training academy. Given that the recently approved planning permission for the change of use at 4 Piccadilly Place relates to both the ground floor **and** part of the 2nd floor, upon occupation the consented change (to F1(a)) would be effective, and applicable to, **both floors**.

With NTL no longer able to occupy the 2nd floor under Class F1(a), the occupation of the 2nd floor under Class E would be a technical breach of planning permission should the approved consent be implemented. Instead of occupying the 2nd floor of 4PP, NTL instead wish to operate within part of the 5th floor of 3 Piccadilly Place ('3PP') instead.

As such, NTL have appointed LSH to secure a new planning permission for the change of use of the ground floor of 4PP and part of the 5th floor of 3PP to Class F1(a) so that the floors can be occupied as a training academy to provide NTL drivers, conductors, and other rail apprentices with training critical to the operation of rail services without the identified technical breach of the current planning permission.

The intent to now also secure the change of use of part of the 5th floor at 3PP (rather than 2nd floor of 4PP) is to ensure that NTL can be entirely located within the Piccadilly Place development. The 2nd floor of 4PP will remain in Class E use.

This covering letter supports the change of use application planning application for Unit 4D (ground floor) at 4PP and part of the 5th Floor of 3PP. The planning application has been submitted online via the Planning Portal (PP ref: 13564953) and the requisite fee of £578 has been paid.

The following documents are submitted alongside this letter in support of the application:

- Application form and certificates;
- Site location plan (ref: RP11700-01 Rev. A);
- Existing Floor Plans;
 - Existing Part 5th Floor Layout No. 3 Piccadilly Place
 - Existing Ground Floor Layout No. 4 Piccadilly Place (ref: 15888 A1001-3)
- Proposed Floor Plans;
 - Proposed Part 5th Floor Plan No. 3 Piccadilly Place (ref. V30488 Rev. C)
 - Proposed Ground Floor Plan No. 4 Piccadilly Place (ref: RP11700-003);
 - Proposed Ground Floor Plan No. 4 Piccadilly Place incl. Finishes Proposals (ref. R10910-100 Rev. A)
- Waste Management Proforma of 4PP (ref: 4PP GD04_Waste_Storage_and_Collection Appendix_E_Proforma)
- Waste Management Proforma of 3PP (ref: 3PP Waste_Storage_and_Collection Appendix_E_Proforma)

The application documents in relation to 4PP are consistent with those approved pursuant to LPA Reference 141608/FO/2024. A proposed plan for 4PP has also been submitted for further reference only. Existing and proposed layout plans for 3PP have also been provided. As this application seeks planning consent for a change of use of internal floorspace, no external changes are proposed as part of this application. The submission of this application has been discussed with Planning Officers at MCC prior to submission.

The Proposal

NTL are seeking to occupy 2,759 sq. ft (256 sq. m) of floor space across the ground floor Unit 4D under Class F.1(a) (Learning and non-residential institutions) of 4PP and 12,195 sq. ft (1,133 sq. m) of floorspace across part of the 5th floor of 3PP.

NTL's intended occupation of the floorspace is to deliver training, with some ancillary use of office / meeting space. The split of use is anticipated to be as follows:

- 80% attending training (visiting / temporary)
- 7% delivering training;
- 11% using as office space; and
- 2% using for meeting space.

Training driving simulators and associated equipment would be installed. The simulators will provide driver, conductor, and other rail apprentices with a full working cab environment for training purposes. The academy will also feature a passenger cabin simulator, for training staff on door operation,

dispatch, and emergency evacuation – training classrooms which include static replicas of the driver's cab for additional training are also proposed.

The operation of the training academy is crucial for the ongoing training of staff. As an industry leader when it comes to driver and conductor training the investment in this facility and simulators will only further strengthen NTL's capabilities.

The following section of this letter justifies the acceptability of the change of use at Part of 5th floor of 3PP and Ground Floor of 4PP.

Assessment

As highlighted above Manchester City Council approved a full planning application for the change of use of Unit 4D and the 2nd Floor within 4PP. As such the suitability of Unit 4D for the change of use to use class F.1(a) has been found to be acceptable, along with the acceptability of matters associated with transport and accessibility, as well as waste management – which remain unchanged as part of this standalone planning application apart from the fact that some of the training will now take place within part of the 5th floor at 3PP rather than the 2nd floor of 4PP.

The change of use across the respective floors of 3PP and 4PP will continue to generate employment and training opportunities on a central site (Piccadilly Place), which involves the efficient re-use of currently vacant floorspace. It also facilitates the introduction of a suitable mix of uses within the wider Piccadilly Place development and will generate additional footfall and use of this central location within Manchester City Centre. The proposed change is consistent with the requirement of Paragraph 90 of the NPPF, and the alternative use should be encouraged as it helps to eradicate vacant floor space within the Piccadilly Place development. As such the proposal offers great benefits in terms of the Core Strategy's vision and spatial objectives and is therefore deemed to be compatible with Policy EC2, and other relevant policies of the Development Plan.

The majority of NTL staff / visitors will arrive at 3PP and 4PP on foot (via rail or other public transport) similar to the expected travel patterns of the consented use of both the ground and 2nd floors. Only in isolated instances would staff / visitors arrive by car, they would then use the spaces allocated to the floors within the existing car park associated with 3PP & 4PP. In accordance with Paragraph 108 of the NPPF and Policies CC5, T1 and T2 of the adopted Development Plan it can be concluded that the proposed F.1 use will be situated in a highly sustainable location in the designated City Centre and that it will benefit from established public transport and pedestrian links providing easy access to both sites within the City Centre, and further afield.

Waste streams produced via NTL's occupation of the relevant floors at 3PP and 4PP will be comparable to that of any office use (i.e. general office refuse, used car/paper), waste generated will feed into the buildings existing waste management arrangement and provisions. It is therefore concluded that waste management needs of NTL are met through the existing waste management provision of 3PP and 4PP, as set out in the supporting waste management proforma. The proposed change of use therefore satisfies Policy EN15 of the Development Plan.

On the whole, when assessed against both national, regional, and local planning policy, it is to be concluded that the proposed change of use at Part of 5th Floor at 3PP and Ground Floor at 4PP continues to constitute sustainable development, and planning permission should be granted.

Conclusion

On behalf of the Applicants, Lambert Smith Hampton submits this full planning application for the change of use of Retail Unit 4D (ground floor) within 4 Piccadilly Place, Manchester, M1 3BN and Part of 5th Floor within 3 Piccadilly Place from Use Class E (commercial, business and services) to Use Class F1(a) (learning and non-residential institutions).

The letter sets out the extent of the requirement for the planning application for the two units, the extent of the change of use proposal, and confirms that the proposal represents sustainable development, and there are not outstanding reasons for refusal, thus full planning permission for the change of use should be granted.

Given the recent planning approval of 4PP as part of the previous application ref. 141608/FO/2024, the principle of introducing Use Class F1 at Piccadilly Place has very much been established already and we trust that this application can therefore be determined swiftly. The previous unit (2nd Floor of 4PP) determined under application ref. 141608/FO/2024 is no longer relevant or applicable to this new application and as such the unit will remain under Class E use.

We trust that the information provided in support of this planning application is sufficient for the Council to validate and determine this application.

Should you require any clarification or additional information, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink that reads "CHartley".

Chris Hartley
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Lambert Smith Hampton