

Our Ref: 04C400052/RS/KW

Your Ref: PP-12865555

8th March 2024

Manchester City Council
Planning
PO Box 532
Manchester
M60 2LA

Submitted via the Planning Portal PP-12865555

Dear Sir/Madam,

BUILDING B, CENTRAL PARK, MANCHESTER, M40 5BP

On behalf of our client, Greater Manchester Mental Health NHS Foundation Trust, please find enclosed an application to seek a Certificate of Lawfulness to confirm that the proposed minor external alterations to the existing office building constitute permitted development and as such can be lawfully implemented without planning permission.

The original application (ref: 065599/MO/NORTH1/02) for Class E(g) (previously B1) use on the site was consented on the 19th of September 2002.

"RESERVED MATTERS APPLICATION: Phase 1. Erection of 3-storey office buildings (18,000 sqm) with provision of 744 car parking spaces."

The applicant is proposed to make minor external alterations to the existing building, as shown on the submitted drawings, including:

- the replacement of a glazing panel with a glazed floor
- obscuring of some windows at the ground floor

It is considered that the proposed alterations to the building are lawful because they are covered under Class F 'extensions etc of office buildings' in Schedule 2, Part 7 of the Town and Country Planning General Permitted Development Order. As shown in the supporting drawings, the ground floor alterations include the replacement of a glazing panel with a glazed door and the obscuring of some windows. We believe these alterations meet the following conditions of Class E:

- a) any office building as extended or altered is only used as part of, or for a purpose incidental to, the use of that office building;*

- b) any extension is, in the case of article 2(3) land, constructed using materials that have a similar external appearance to those used for the building being extended; and*
- c) any alteration is at ground floor level only*

It is our position that the proposed changes shown in the supporting drawings would meet the above relevant criteria and as such planning permission is not required and therefore the proposed uses are lawful.

Supporting Drawings

The application is supported by the following information:

- Site Location Plan (23121-C4P-00-S01-XX-D-A-002-P01)
- Existing GA Elevations and Sections East Wing (2312-C4P-21-B01-00-D-A-2101-P01)
- Proposed GA Elevations and Sections East Wing (2312-C4P-21-B01-00-D-A-2601-P01)

A payment of £210.50 (including the £64 planning portal service charge) has been made via the Planning Portal to cover the requisite planning fee.

Summary

It is clear from the above, that the proposed minor external alterations to the existing office building constitute permitted development and as such can be lawfully implemented without planning permission.

We look forward to receiving your confirmation of the above. If you have any queries or require any further information in the meantime, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink that reads "K Wilson".

Kate Wilson
Graduate Planner
+44 07768902670
kate.wilson@avisonyoung.com
For and on behalf of Avison Young (UK) Limited