

Robert Griffin
Principal Planner
Planning, Building Control and Licensing
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

16 November 2022

Submitted via the Planning Portal ref: PP-11685518

Dear Rob,

FIRST FLOOR, ADAMSON HOUSE, TOWERS BUSINESS PARK, DIDSBURY, M20 2YY – SUBMISSION OF SECTION 96A NON MATERIAL AMENDMENT TO PLANNING PERMISSION REF. 134763/FO/2022

On behalf of Kennedy Wilson ('the Applicant') please find enclosed an application for 'Section 96a Non-Material Amendment' in relation to the approved change of use to office use for the First Floor of Adamson House, Towers Business Park, Didsbury. The application has been submitted via the Planning Portal (ref. PP-11685518) including payment of the requisite £234 application fee.

BACKGROUND CONTEXT

Full planning permission was secured on 02 November 2022 for the change of use of part of the First Floor of Adamson House from ten medical consulting rooms (Use Class E-e) to office use (Use Class E-g(i)).

The description of development is as follows:

'Change of use of part of first floor from medical consulting rooms (Class E-e) to office uses (Class E-g(i))'

This Non- Material Amendment relates to Condition 3 (opening hours) of planning application ref. 134763/FO/2022. This application proposes an amendment to allow for unrestricted hours of use for the office space i.e. 24 hour access to meet the needs of the future occupier.

SITE DESCRIPTION AND CONTEXT

Adamson House is located within Towers Business Park in Didsbury and comprises a three storey commercial building. Towers Business Park is bound to the north by Wilmslow Road, to the east and South by Parrs Wood Road and to the west by Kingston Road.

SITE SURROUNDINGS AND ACCESSIBILITY

The surrounding area is characterised by office uses, reflecting to Site's location at the heart of Towers Business Park. Towers Business Park is a well-established employment location with a large number of office units with differing hours of use, a number of which are unrestricted. The Business Park is self-contained and operations within this location do not have an adverse impact on residential amenity. A variation in hours of use across the Business Park provides flexibility especially given the changing nature of the workplace since the Coronavirus pandemic.

The site is in a highly sustainable location within Towers Business Park. The site is in close proximity to a variety of transport modes. The site is highly accessible by foot and is situated within easy walking distance of a range of places of employment, services and amenities.

PROPOSED NON MATERIAL AMENDMENT

This Section 96a Application relates to Condition 3 (opening hours) to allow for unrestricted hours of use for the office i.e. 24 hour access to meet the needs of the future occupier. This application seeks to rationalise the extant change of use application and allow greater flexibility for the future occupier of the First Floor of Adamson House. Condition 3 is proposed to be amended as below in red.

Condition 3 (Hours of Use)

Approved Condition Wording

'The premises subject of this application shall not be open outside the following hours:- 0900 -1700 hrs Monday to Friday.'

Proposed Amendment

'The proposed office is permitted to be used 00.00 to 00.00 (24 hours a day)'

Rationale

The future occupier of the office requires unrestricted hours of use i.e. 24 hour access to meet their operational requirements. It is proposed that the condition wording be amended to allow the office to be used 00.00 to 00.00 (24 hours a day). It is understood that a number of units across Towers Business Park are operating on an unrestricted basis with fob access for employees to allow flexibility of working hours. Due to the site's location within the designated Business Park, there will be no adverse impacts on residential amenity.

SUMMARY

I trust that the above information is in order. Should you have any queries then please do not hesitate me.

Yours sincerely,



Laura Pennington
Planner – Planning & Development