

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134763/FU/2022

Date registered valid: 21 September 2022

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

Address: Adamson House, Towers Business Park, Wilmslow Road, Manchester, M20 2YY

Ward(s): Didsbury East Ward

Applicant: KW Towers Ltd C/o Agent

Agent (if any): Miss Laura Pennington, CBRE, 10th Floor, One St Peters Square, Manchester, M2 3DE

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 31.10.2022

Application details

Type of application: Change of use Consent

Development type: Change of use

Date of site visit: 6 October 2022

Standard consultations:

Printed: 28 September 2022 Expired: 19 October 2022

Neighbour notifications

Printed: 28 September 2022 Expired: 19 October 2022

Site notice

Posted: 6 October 2022 Expired: 27 October

Press advert

Published: 4 October 2022 Expired: 25 October 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Didsbury St James Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The area comprising a majority of the application building and surrounding site is in use as a B1 office park (The Towers) that is located on Wilmslow Road, next to the Grade II* listed building Kingston House and is within Didsbury St James Conservation Area.

Adamson House is one of the office buildings on the site and is located to the north west of 'Kingston House' and approximately 62 metres to the east of residential properties on Kingston Road separated by other office buildings on the site and intervening landscaping and car parking associated with the business park.

Description of development

The applicant is seeking a change the use of part of first floor from medical consulting rooms to office accommodation (Class E-e) to office uses (Class E-g(i)).

The area of the office building subject of this application was previously permitted to change to medical consulting rooms under planning permission reference 121385/FO/2018, which also contained a restrictive condition limiting the use of the floor space specifically to medical consulting rooms within the then use class D1. Whilst a medical consulting room now falls within a class E use (the same as office use) due to the specific limitation within the relevant condition of that approval planning permission is now required to revert back to an office use.

Consultations & Notification Responses

A site notice was posted and advertisement placed in the Manchester Evening News given the sites location in Didsbury St James Conservation Area.

Local residents/public opinion - No objections or representations in support of the application have been received. A query was received due to the understanding that both the existing and proposed use fell within the same use class (Class E) and that this would be permitted development, clarification on this specific case was provided.

MCC Environmental Health - Have no adverse comments or objections agree with the hours of use as applied for and the incorporation of waste management into the existing strategy for the building.

MCC Highway Services - In comparison to the former use, the level of trips generated is not anticipated to be dissimilar and as such no highways concerns are expected.

Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant Core Strategy policies for this application are as follows:

SP1 - Spatial Principles
DM1 - Development Management 1
EC1 - Employment and Economic Growth in Manchester
EC2 - Existing Employment Space
EC9 - South Manchester
T2 - Accessible areas of opportunity and need
EN3 - Heritage

The relevant UDP policies for this application are:

DC18.1 - Conservation Areas

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

Issues

The Principle - The applicant is seeking planning permission to change the use of a 96 square metre section currently in use as a medical consulting rooms on the first floor of the Adamson House into office use. Given the building formerly was solely in use as office accommodation the principle to revert to this use is considered acceptable.

The impact of the proposal on the Business Park and use - The Core Strategy states that South Manchester is not expected to make a significant contribution to employment provision within the City and that new development is expected to mainly comprise of office development and the Towers business park is identified in EC9 and extant policy DB12 as key employment location.

Policy SP1 requires that development within all parts of the City should make a positive contribution to the health, safety and wellbeing of residents and to improve access to job and services being located to reduce the need to travel and provide good access for sustainable transport provision.

The business park comprises of 11 office buildings predominately three storeys in height centred on an internal access road. The main vehicular and pedestrian access to the site is from Wilmslow Road. There is also currently a secondary access from the gate lodge building located to the east of the main entrance. Historically there was access to the site from Kingston Lodge along Kingston Road but this access is now redundant.

The application relates to one of the office buildings and only part of the first floor, in total 96 square metres. The reversion back to office use is considered to be compatible with the business park as it would provide employment uses in line with Policy EC 9 and the general principles of Policy SP1.

Highways - Highway services have considered the proposal and the proposal is unlikely to lead to an intensification of vehicular trips and as such Highway Services do not have any concerns on the network capacity or traffic accumulation.

Impact on Residential Amenity - Whilst there are residential properties near to the boundaries of the business park, it is considered that the use would not have an impact on the amenity enjoyed by residents.

The hours of use set out within the application forms Monday to Friday 0900 -1700 would be reflective of an office use on the site. It is noted that the previous approval had hours of use between 0800 and 2000hrs Monday to Friday and the consent for the business park under reference 051932/OO/SOUTH1/97 approved hours of use of 0700 – 2200 hrs. A condition is proposed to reflect the details set out on the submitted application forms in this instance.

Impact on the Conservation Area - In terms of the Conservation Area as there are no external alterations to the premises and the use is considered to be acceptable, the proposal would not have an impact on the designated heritage asset in this case the Conservation Area and it will continue to preserve it in accordance with saved policy DC18.1 of the UDP and policy EN3.

Refuse - The waste management is to be carried out in accordance with the current existing arrangements for the building. This is deemed to be acceptable.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

The application has been dealt with in a positive and proactive manner. The scheme is considered to be in accordance with the development plan and therefore recommended for approval.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

AL1.01 First Floor Plan as received on the 23rd August 2022

Basement floor plan as received on the 21st September 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy

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

Reason – In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Didsbury Civic Society

Adamson House Part First Floor, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Part Ground Floor, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Suite C, Scotscroft Towers Business Park, Wilmslow Road, Manchester, M20 2RY
Adamson House First Floor Suite 102A, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Second Floor, Ocean House Towers Business Park, Wilmslow Road, Manchester, M20 2LY
Car Spaces, Ocean House Towers Business Park, Wilmslow Road, Manchester, M20 2LY
First Floor, Ocean House Towers Business Park, Wilmslow Road, Manchester, M20 2LY
Ground Floor, Ocean House Towers Business Park, Wilmslow Road, Manchester, M20 2LY
The Coffee Hub, Scotscroft Towers Business Park, Wilmslow Road, Manchester, M20 2RY
Ground Floor, Scotscroft Towers Business Park, Wilmslow Road, Manchester, M20 2RY
Basement, Scotscroft Towers Business Park, Wilmslow Road, Manchester, M20 2RY
Spectrum House, Towers Business Park, Wilmslow Road, Manchester, M20 2SE
Adamson House Ground Floor Suite G29, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G33, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G35, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G37, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G15, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G14, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G16, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G17, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G19, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G20, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G21, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G22, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 121, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 123, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 116, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 125, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Adamson House Ground Floor Suite G02, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G04, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 101, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G07, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G09, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G11, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 107, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 109, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 111, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G24, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G26, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 115, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 117, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 105, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 119, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 120, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 103, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Pioneer House British Airways Plc, Towers Business Park, Wilmslow Road, Manchester, M20 2BA
Crescent House, Towers Business Park, Wilmslow Road, Manchester, M20 2JE
Ocean House, Towers Business Park, Wilmslow Road, Manchester, M20 2LY
Scotscroft, Towers Business Park, Wilmslow Road, Manchester, M20 2RY
Adamson House Second Floor, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 113, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 104, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 106, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 108, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 110, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G23, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G25, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Adamson House Ground Floor Suite G28, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G32, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G34, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G36, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G38, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 102, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G06, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G10, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
TOLTEC SYSTEMS LTD, Adamson House Ground Floor Suite G12, Towers Business Park, Wilmslow Road, Manchester, M20 2YY
Adamson House First Floor Suite 114, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 122, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 124, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House First Floor Suite 118, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G131, Towers Business Park, Wilmslow Road, Manchester, M20 2SA
Adamson House Ground Floor Suite G08, Towers Business Park, Wilmslow Road, Manchester, M20 2SA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - South Manchester PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Conservation Area - Didsbury St James Conservation Area 1970
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA