

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

23rd August 2022

Submitted via the Planning Portal ref: PP-11494182

Dear Sir/Madam,

FIRST FLOOR, ADAMSON HOUSE, TOWERS BUSINESS PARK, DIDSBURY, M20 2YY – SUBMISSION OF CHANGE OF USE APPLICATION

On behalf of Kennedy Wilson ('the Applicant') please find enclosed an application for the Change of Use of ten medical consulting rooms on the First Floor of Adamson House, Tower Business Park, Didsbury. The application has been submitted via the Planning Portal (ref. PP-11494182) including payment of the requisite £462 application fee.

This Change of Use Application relates to ten medical consulting rooms on the First Floor of Adamson House. A Change of Use application was granted in 2018 (ref. 121385/FO/2018) for the change of use of ten offices under the now revoked Use Class B1 to consulting rooms under the now revoked Use Class D1 (current Use Class E-e). The purpose of this application is to return the use of part of the First Floor to its previous use/ purpose as offices (current Use Class E-g (i)).

We seek early engagement to determine whether a Change of Use application is necessary for these consulting rooms given the introduction of Use Class E in September 2020. Use Class E encapsulates the now revoked Use Class D1 and Use Class B1, therefore it is our view that a Change of Use would be acceptable under Permitted Development rights. The proposed use would be coherent with the wider building and the surrounding Towers Business Park leading to no adverse impacts on the wider area.

In support of the application and in addition to this cover letter, please find enclosed the following documents:

- Application form with ownership certificates;
- Site Location Plan;
- Existing and Proposed First Floor Plan (ref. AL1.01 Revision -).

SITE DESCRIPTION AND CONTEXT

Adamson House is located within Towers Business Park in Didsbury and comprises a three storey commercial building. As shown on Figure 1, the application site extends 154 sq.m and comprises ten individual rooms across the First Floor of Adamson House. 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.

Statutory Designations

The site is not subject to Listed Buildings, or Schedule Ancient Monument heritage constraints. The site is located within the Didsbury St James Conservation Area. The site is not located in an area at risk from flooding, as confirmed by the Environment Agency flood maps.

Planning History

The following planning history is of relevance to the site and the proposed application:

Application Reference	Description of Development	Status
121385/FO/2018	Change of use of part of first floor office accommodation (Class B1) to consulting rooms (Class D1)	Approved 26 th November 2018

Source: Manchester City Council Planning Search

SITE SURROUNDINGS AND ACCESSIBILITY

The surrounding area is characterised by office uses, reflecting to Site's location at the heart of Towers Business Park.

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.

PROPOSAL

This Change of Use Application relates to ten medical consulting rooms on the First Floor of Adamson House. A Change of Use application was granted in 2018 (ref. 121385/FO/2018) for the change of use of ten offices under the now revoked Use Class B1 to consulting rooms under the now revoked Use Class D1.

As noted above, it is our view that a Change of Use would be acceptable under Permitted Development rights as both the existing and proposed use are encompassed within Use Class E. The Change of Use would allow for a reversion to the previous use of the ten rooms within the First Floor, this proposed office use would be entirely coherent with the surrounding uses within Adamson House and the wider Towers Business Park.

It is the intention that the proposed office use will be occupied with immediate effect as a potential occupier is already in discussions to occupy the space on the First Floor of Adamson House.

PLANNING POLICY CONTEXT

The Planning and Compulsory Purchase Act 2004 ("The Act") establishes the legislative background for town planning in England and Wales. Section 38(6) of The Act requires that proposals are determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The statutory development plan documents for Manchester City Council (MCC) which are relevant to the proposed Change of Use comprise:

- Core Strategy Development Plan Document (adopted 2012); and
- 'Saved' policies of the Unitary Development Plan (UDP) (adopted 1995).

The site's land use allocation and development plan policies of specific relevance to the proposed development are set out below:

Allocation

UDP Policy DB12a 'Employment and Economic Development' notes that further business development will be permitted at Towers Business Park. In considering proposals for the expansion and/or redevelopment of existing major employment sites in the area, the Council will have regard to the need to minimise detrimental impact upon environmental quality, the character of the area, residential amenity and traffic movements.

Core Strategy

The Core Strategy (2012) is the primary document in MCC's Local Development Framework. It seeks to guide development and provides the starting point for planning applications, establishing the overall vision, spatial objectives and strategic planning policies. It is considered that the following planning policies are most pertinent to the site and the proposed development.

Manchester benefits from a strong economy, major higher education institutions and a good transport network. However, the Core Strategy acknowledges that there are still a number of major challenges faced by the city. As noted at paragraph 2.28 "improving access to employment and education" is a key challenge to be addressed.

Strategic Objective SO2 'Economy' supports improvements to the City's economic performance to reduce economic, social and environmental disparities.

Policy EC1 'Employment and Economic Growth in Manchester' confirmed that the Council will support other significant contributions to economic growth and productivity.

Policy EC9 'South Manchester' confirms that employment and economic development provision will be within existing employment locations, such as Towers Business Park.

Material Considerations

The following are considered to be of specific relevance to the proposed development:

National Planning Policy Framework

The National Planning Policy Framework (NPPF) (2021) sets out the Government's planning policies for England. The NPPF is a material consideration in the determination of planning applications.

Section 2 - Achieving Sustainable Development

At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 10). For decision taking, this means approving development proposals that accord with an up-to-date development plan 'without delay' (paragraph 11c).

Paragraph 11 states that for decision-taking this means:

"...approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

Section 4 - Decision Making

In terms of decision-taking, Paragraph 38 is clear that Local Planning Authorities (LPAs) should approach decisions on proposed development in a "positive and creative way". LPAs should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. The NPPF advises that decision-makers at every level should seek to approve applications for sustainable development where possible.

Section 6 - Building a Strong, Competitive Economy

Paragraph 81 requires that planning decisions should help create the conditions in which businesses can invest, expand, and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Section 11 - Making Effective Use of Land

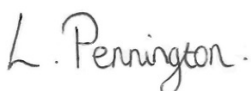
Paragraph 120 states that planning decisions should "promote and support the development of under-utilised land and buildings".

Paragraph 123 states that LPAs should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs.

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