

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

22 September 2022

By email: planning@manchester.gov.uk

Dear Sir/Madam,

FIRST FLOOR, ADAMSON HOUSE, TOWERS BUSINESS PARK, DIDSBURY, M20 2YY –CHANGE OF USE APPLICATION (REF. 134763/FO/2022) – ADDITIONAL INFORMATION

On behalf of Kennedy Wilson ('the Applicant') please find enclosed the following additional submission in respect of proposals at Adamson House, Tower Business Park, Didsbury (Planning Portal ref. PP-11494182) in response to the Council's invalid letter dated 31st August 2022.

- Completed Waste Proforma;
- Bin Store Location Plan;
- Existing First Floor Plan (ref. 50BCD0420975_01);
- Proposed First Floor Plan (ref. 50BCD0420975_02); and
- Site Plan (ref. 50BCD0420975_03) – Supersedes previously submitted Site Location Plan

We trust that this additional information is sufficient to validate the planning application and commence the determination period.

PROPOSED DEVELOPMENT

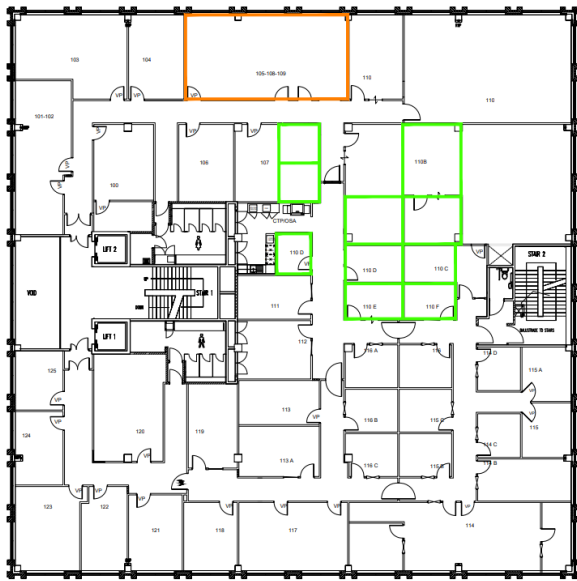
This Application relates to ten medical consulting rooms on the First Floor of Adamson House granted consent in 2018 (ref. 121385/FO/2018) for the change of use from the now revoked Use Class B1 to consulting rooms under the now revoked Use Class D1.

It is CBRE's view that, as the previously approved use and proposed use (office) now fall within Use Class E that a change within that use wouldn't constitute development and therefore planning consent isn't required. However, an application has been submitted in the interest of completeness and to expedite the re-lease of the office unit to a new tenant. We would however be grateful if the Council could confirm whether this strictly represents development and therefore whether a formal application is necessary.

Previously Approved Use (ref. 121385/FO/2018)

Figure 1.1 below shows the Proposed Layout Plan for the Change of Use Application (ref. 121385/FO/2018) approved in November 2018.

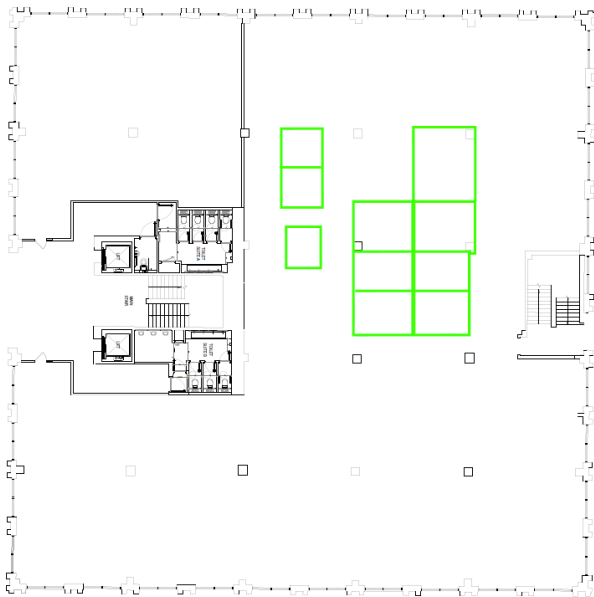
Fig. 1.1 – Proposed GA Layout Plan approved by permission ref. Ref. 121385/FO/2018 (November 2018)



First Floor Plan (1:100)

Subsequent to the implementation of the above consent, the internal walls have been removed to create an open space floorplate. Fig 1.2 below provides an overlay of the original consultation rooms (shown in green) on to the current floorplan.

Fig. 1.2 – Overlay of previously approved consultation rooms on to current floorplan



This indicates that only a small area of the total floorplan was given over to the now revoked D1 use and that the majority remained in office use.

Waste Arrangements

The proposals set out in this application will not require any amendments to the existing waste arrangements for Adamson House. The waste management strategy will be carried out as per the existing arrangements and comprises two 1100 litre general waste bins and one 1100 litre paper & cardboard bin, emptied twice a week and located in the bin store at the rear of the basement car park as shown on the enclosed Bin Store Location Plan (shown in green). The management of waste will continue to be co-ordinated by the on-site Facilities Management Team. A waste proforma has been submitted with this letter.

SUMMARY

I trust that the above information is in order and is now sufficient to validate the planning application. Should you have any queries then please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink that reads "L. Pennington". The signature is written in a cursive style with a large, stylized 'L' and a clear 'Pennington'.

Laura Pennington

Planner – Planning & Development

Encs. Additional Submission Information