JLL SEE A BRIGHTER WAY

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Our ref: 403416/SL/KJ

13 April 2026

Dear Sir or Madam,

FULL PLANNING FOR THE CONSTRUCTION OF A BIN STORE

AT: Kingston House, Towers Business Park, Wilmslow Road, Didsbury, M20 2LX.

Jones Lang LaSalle ('JLL') have been instructed by KW Towers Ltd ('the Applicant') to submit an application for Full Planning for the construction of a Bin Store at Kingston House, Towers Business Park, Wilmslow Road, Didsbury, M20 2LX.

This statement has been prepared in support of the application and should be read in conjunction with the following documents:

- Application Form and Certificate
- Planning Drawings (Prepared by Turner and Townsend)
  - 0655045-LP – Location Plan
  - 0655045-SP – Site Plan
- Supporting Imagery
  - Proposed Material Photograph
  - CGI Drawing 1

The application has been submitted today via Planning Portal (PP-14815870) and the fee of £400.00 has been paid to Manchester City Council.

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Site and Surrounding Area

The site is located north-west of Kingston House, Towers Business Park, Didsbury, Manchester, and is part of the Didsbury St James conservation area. It is at the north east point of Towers Business Park, which contains 9 office buildings, with associated car parking and landscaped parkland, and the Grade II* listed The Towers Manor House, also known as the Shirley Institute, which is used as offices.

Towers Business Park is surrounded by residential in all directions. The site specifically is bound by a landscaped area and mature trees to the north and west; Kingston House to the east; and car parking to the south.

Access to Tower Business Park is gained via Wilmslow Road, with the site accessible by an internal road. The site is approximately 7km South of Manchester City Centre and is 0.3km from East Didsbury Railway Station which provides frequent links into Manchester City Centre and to other major stations.

Heritage Context

Towers Business Park is located at the south east corner of the Didsbury St James Conservation Area, which was designated in 1970. The Business Park is a well-established modern development within the Conservation Area. Wilmslow Road acts as a natural boundary between Towers Business Park and the rest of the conservation area, and as such Towers Business Park is considered to provide little contribution to the conservation area or the listed buildings' setting.

Recent Planning History

A planning history search has been undertaken via desktop search of Manchester City Council's online public access page.

Whilst there are no relevant applications at the site, the most relevant permissions relating to Kingston House and the close surrounding area are summarised in the table below:

Reference no.	Proposal	Decision / Date
138918/P14J/2023	Prior approval application for the installation of 205 no. rooftop Photovoltaic modules	Approved 21 Feb 2024
104628/FO/2014/S2	Elevational alterations to existing office buildings	Approved 03 Mar 2014

101468/FO/2013/S2	Erection of single storey building to form coffee shop (A1) including installation of canopy between Ocean House and Adamson House, erection of single storey parking deck over existing surface car park at Scotscroft House, removal of balconies to Kingston House and Honeyweel House including associated elevational alterations and hard and soft landscaping improvements and car parking reconfiguration including new lighting and seating to Wilmslow Road entrance, Pioneer House, Crescent House, Ocean House and Adamson House	Approved 10 Jul 2013

Proposed Development

The proposed development at the north east of Kingston House, Towers Business Park, is for the construction of a 4.4m x 2.4m x 2.0m secure wooden Bin Store. The wood is of a light brown colour, with silver hardware. The bin store is to be positioned at the north east point of the car park, on an area of landscaping, and the door will be positioned to the east, facing towards Kingston House. The bin store is required to maintain waste storage for the unit and business park.

BNG

In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10% to create more or better-quality natural habitat than there was before development.

Exemptions to BNG include development below a de minimis threshold. Any development that does not impact a priority habitat and impacts less than 25 square metres of non-priority onsite habitat or 5m for non-priority onsite linear habitats, falls within the de minimis exemption.

The list of priority habitats is published by the government1, none of which are located on or near the application site. Therefore, the 25 sq.m threshold applies. For this application, the proposed bin store measures 11 sq.m, which falls below the 25 sq.m threshold.

Having regard to the above, it is concluded that the proposal engages the de minimis exception set out above and therefore, a BNG assessment is not required.

[1] https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england

Planning Policy Context

When determining any planning application, the relevant planning authorities are under a statutory obligation as imposed by Section 54A of the Town and Country Planning Act, repeated in section 38(6) of the Planning and Compulsory Purchase Act 2004, to make their determination in accordance with the Development Plan, unless material considerations indicate otherwise.

In this instance, the relevant development plan comprises of:

- Places for Everyone Joint Development Plan (2024),
- Core Strategy Update (2024),
- Interactive Proposals Map (2024),
- A number of Extant Unitary Development Plan policies,
- Greater Manchester Joint Waste DPD (2012),
- Greater Manchester Joint Minerals DPD (2013).

Other material considerations include the National Planning Policy Framework (2024) and a range of Supplementary Planning Guidance adopted by Manchester City Council.

Local Planning Policy

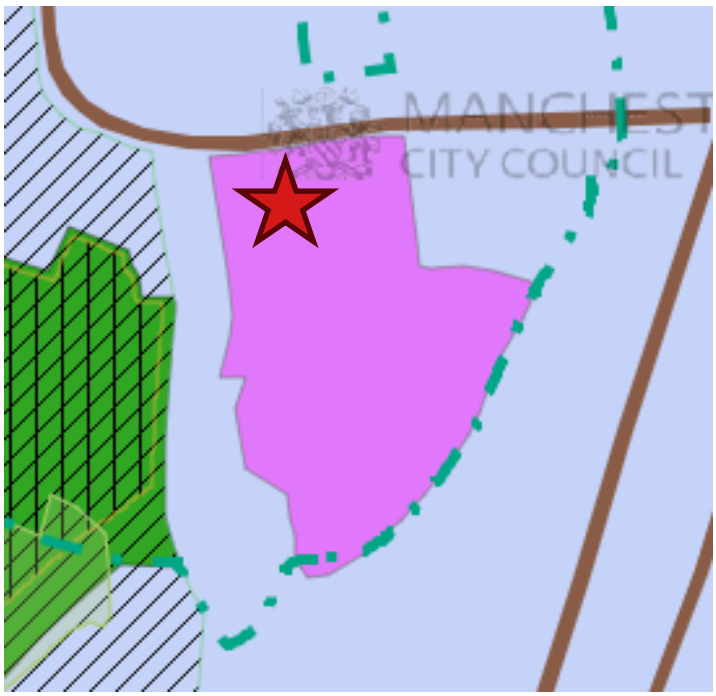


Figure 1 – Extract from Interactive Policies Map (2024), with site shown as a red star.

As seen in Figure 1 above, the site is designated as an **Economic Development Area (DB12a)** and within the **South Manchester policy area (Policies EC9 and**

H6). It is also within the Manchester City Centre boundary and within the Didsbury St James conservation area.

Manchester City Council Core Strategy Update (2024).

Of other relevance is **Policy EC9 – South Manchester** which safeguards existing employment and economic locations in the area. EC9 states that '*Employment and economic development provision within South Manchester … will be within existing employment locations such as … Towers Business Park.*

The site is also allocated as Policy H6 – South Manchester, which discusses residential uses in the area.

Policy EC2 – Existing Employment Space states that the council will seek to '*retain and enhance'* existing employment space.

Policy EN3 – Heritage seeks to preserve and enhance historic environments through the design of new developments.

Saved Unitary Development Plan Policies.

In the adopted Manchester City Council Core Strategy, **Saved Policy DB12a** from the Unitary Development Plan allocates Towers Business Park as an Economic Development Area under policy DB12a, stating that further business development will be permitted at Towers Business Park, and that when considering redevelopment proposals the council should regard the '*need to minimise detrimental impact upon environmental quality, the character of the area, residential amenity and traffic movements.'*

National Planning Policy Framework 2024

The revised NPPF was published 12 December 2024 and contains the national planning policy for England.

At the heart of the NPPF is a presumption in favour of sustainable development, it also states applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The following sections are considered to be of relevance to the proposal:

Paragraph 8 of Section 2 – Achieving Sustainable Development outlines that *'Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

a) *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-*

designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) *an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy'*

Paragraph 85 of Section 6 - Building a strong, competitive economy states that *'Planning policies and 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. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.'*

Paragraph 135 of Section 12 - Achieving well-designed places outlines that *'Planning policies and decisions should ensure that developments:*

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

Planning Justification

Principle of Development

The proposal concerns the construction of a replacement Bin Store to store waste created by Kingston House, Towers Business Park. The bin store will be positioned

on a small area of landscaping which is 11sq.m in size. A new bin store is required to maintain the existing waste collection and recycling provisions in place on the site.

Policy EC2 of the Core Strategy outlines that the council wish to retain and enhance existing employment space, and Policy EC9 outlines that employment provision within South Manchester should be within existing employment locations, demonstrating the council's aim to maintain employment use at this location.

For Towers Business Park to remain economically viable and an employment location, the site must be of high visual and environmental quality. Therefore, the application it is in line with Policies EC2 and EC9 from the Core Strategy and NPPF Paragraphs 8(a) and 85.

Design

The design of the proposed Bin Store has been carefully considered to ensure that the proposed development does not compromise the high-quality design of the nearby Kingston House or surrounding area, meaning it is aligned with Saved Policy DB12a which seeks to enable business development whilst minimising negative impacts on the area.

The proposed development is positioned in the north east corner of the existing car park, meaning the development will be well insulated from the rest of the conservation area by a line of trees to the north and west. Therefore, it is considered that the proposal aligns with Core Strategy Policy EN3 which aims to preserve historic environments through the design of new developments.

Crime Prevention

The location of the bin store is proposed to be in a visible location overlooked by a car park and office building, and near to a footpath, meaning natural surveillance will be in place. This will reduce the opportunity for crime.

This aligns with NPPF Paragraph 135, and Policy DM1 from the core strategy which outlines that all development should regard crime prevention.

Overall Justification

Towers Business Park is designated as an Economic Development Area (DB12a) in the Core Strategy Update (2024) and is a protected employment area under Policy EC2. Due to works involving VRF (Variable Refrigerant Flow) units at the rear of Kingston House, where the existing bin store is located, a new bin store needs to be developed to serve Kingston House.

This application is seeking to provide a new storage area for waste collection, which can be considered an essential element contributing the functioning of the business park. Without sufficient waste storage facilities, the visual quality of the business park would decrease which may deter occupiers from renewing their leases or new occupiers moving into the site.

It is proposed that refuse will continue to be collected in line with the current waste collection strategy. If waste is not safely disposed of it can cause risks to the environment or risks to health – therefore providing a safe and secure area for the waste to be stored is of the upmost importance and can be considered essential for the functioning of the Business Park.

Conclusion

The proposed development, which is in Towers Business Park, is within the Didsbury St James Conservation Area and thus requires a full planning application to be prepared and submitted.

The proposed bin store will allow provide a safe and secure store for waste, which will enable the continued operation of the business park and ensure the longevity of the site.

The proposed development for a bin store is of high quality design, and aligns with the aesthetic of the business park and the conservation area. The placement has been carefully considered to insulate the development from the conservation area by utilising the strong line of nature trees to the north and east whilst still being in an area of passive surveillance.

We consider the information provided establishes that the proposals are appropriate for the location and consistent with adopted policy guidance and the NPPF. In light of the operational needs and policy compliance planning permission should be granted without delay.

Yours Faithfully,



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