



Planning Note

Ref: DA21066 – 79 Windsor Road

Site address: 79 Windsor Road, Prestwich. Manchester. M25 0DB

Date: 9th September 2022

Proposal: Amendment to proposed plans.

1. Introduction

1.1 This statement has been prepared in support of a Variation of Condition Application for application 68043 – PP-10359171.

2. Variation

2.1 There are currently two office suites at 79 Windsor Road. The current proposed plan is to create a third office suite to be located in the new development on the ground floor at 79a Windsor Rd. The existing first floor office suite at 79 Windsor Road will be extended to span into the new development and will include the first floor of the new development. On completion of the works there would be three office suites.

2.2 In the time since these plans were created the current ground floor occupants have developed a need for more space. An option would be for the existing ground floor occupants to occupy the ground floor of the new development in the same way as the first floor occupants planned to occupy the entire first floor. However this would require the entire side gable to be removed and is quite expensive.

2.3 The applicant would therefore like to vary the proposed layout so that the existing ground floor occupants of 79 Windsor Rd will expand into the first floor above and the existing first floor occupants will take the ground and first floor of the new development.

3. Summary

3.1 This application seeks to vary the approved plans to align with updated client requirements.

3.2 The overall space created and intensity of use of the site does not change. The variation simply allows for both existing users to now have the amount of space they require and the development can be delivered at a sensible cost.