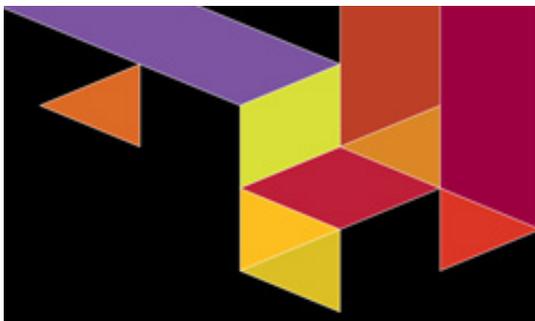


# Case Study

## 12-14 Palatine Road

Client: J.P.S Property Ltd  
Project: Change of use from flats to offices  
Scale: 10 Offices  
Services: Planning



*“White Peak Planning’s pragmatic approach enabled the Inspector to fully understand the true context of the site and the local area. I’m delighted with the outcome and this will be a great location for a new Business Centre in South Manchester”*

Danny Samuels  
J.P.S. Property Company Ltd.

White Peak Planning was originally instructed by J.P.S Property Company Ltd to submit a planning application seeking permission for the conversion of 10 residential apartments on Palatine Road, Withington, Manchester to offices for use as a Business Centre.

The application was refused by Manchester City Council for two reasons. Firstly it was considered that the loss of the residential apartments would be detrimental to the sustainability of the community and secondly, as the site was outside of a designated employment area, it was contrary to policy.

We advised the client that there were strong grounds to appeal the decision and were instructed to submit an appeal via the written reps procedure.

We successfully argued that the site is in an edge of centre location and undertook a sequential assessment to demonstrate that there were no available, suitable or viable sites within the district centre. The Inspector agreed that this sustainable location was suitable for office use.

The Inspector also agreed with our findings in relation to the first reason for refusal that there was a wide range of apartments for sale or to let in close proximity and as such, the loss of ten residential apartments would not be detrimental to the sustainability of the area.

The appeal was allowed without conditions in August 2017.



For more information about this project please contact Chris Garratt at: [Email: Chrisg@whitepeakplanning.co.uk](mailto:Chrisg@whitepeakplanning.co.uk)

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