



Paul Butler Associates

Planning, Development & Heritage Consultants

DM Vest

Carrwood House, 109 Shaw Heath,
Stockport, SK2 6QH

Prior Approval Evidence Statement

April 2022

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ
t. 0161 835 3530 | e. pba@paulbutlerassociates.co.uk | w. www.paulbutlerassociates.co.uk

Professional Planning, Development & Heritage Advisors since 1992.

Our professional staff are Members of the Royal Town Planning Institute (RTPI) or the Chartered Institute for Archaeologists (CIfA)

© Paul Butler Associates Ltd. All Rights Reserved.

Job Number: 22.1718
Client: DM Vest
Project: Carrwood House, Stockport
File Name: Prior approval evidence statement

Document Preparation/Checking Record:

	Name and Qualifications	Position	Date
Prepared by:	Ralph Taylor BSc MPLAN MRTPI	Principal Planner	19.04.2022
Checked by:	Tom Flanagan MTCP MRTPI	Director	20.04.2022
Issued by:	Ralph Taylor BSc MPLAN MRTPI	Principal Planner	26.04.2022

Document Revision Record:

Issue No.	Date	Details of Revisions

Contents

1. **Introduction**
2. **Application Site and Surrounding Area**
3. **Planning History**
4. **The Proposal**
5. **Planning Policy Context**
6. **Planning Appraisal and Supporting Evidence**
7. **Conclusion**

Appendix 1: Valuation Office Agency Information

Appendix 2: Photographs of the Office Premises

1. Introduction

- 1.1 This statement has been prepared by Paul Butler Associates on behalf of DM Vest to accompany a prior approval application for the proposed change of use of Carrwood House from office use (use class E) to a use falling within use class C3 (dwellinghouses).
- 1.2 This statement establishes that the change of use of the building to apartments (use class C3) is permitted development and that the conversion will not generate any adverse transport or access impacts, be at risk from contamination, flooding or noise from commercial premises. It is also demonstrated that all habitable rooms within the proposed apartments will receive adequate daylight.
- 1.3 This application is being made under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Class MA confers permitted development rights for the change of use of commercial, business and service uses (use class E) to dwellinghouses (use class C3); subject to prior approval as to transport impacts of the development, contamination risks on the site, flooding risks on the site, the impact of noise from commercial premises on the intended occupiers of the site, the provision of adequate natural light in all habitable rooms, and where relevant the impact on the character and sustainability of a conservation area, the impact of a residential use within an industrial area, and the impact of the loss of nursery or healthcare services.
- 1.4 In order to provide a clear understanding of the proposal this statement includes:
- A brief description of the application site and surrounding area;
 - An overview of the proposal;
 - A review of relevant planning policy and legislation;
 - A planning appraisal and supporting evidence to demonstrate that the proposal complies with established Class O permitted development rights; and
 - A conclusion.

2. Application Site and Surrounding Area

The Application Site

- 2.1 The application site is occupied by Carrwood House, which is located at 109 Shaw Heath, Stockport, SK2 6QH (see figure 1 below). The building lies on the east side of Shaw Heath in a predominately residential area. The site is approximately 600m to the south of Stockport Town Centre. It is bounded to the north and south by traditional two storey residential dwellings. To the east, adjacent to Carrwood House, are the premises of 'International Gas Detectors' which are accessed from Crosby Street.



Figure 1: Aerial view identifying the application site.

- 2.2 Carrwood House is three storeys in height with a flat roof and appears to date from the 1970's. It is constructed of brown brick and large glazed areas with spandrel cladding below. Windows are white UPVC. It has an 'L-shaped' plan form and is set back from the

pavement behind a tarmacked car park and low metal railings. The car park has a separate ingress and egress and is laid out with space for 10 cars.



Figure 2: View of Carrwood House from Shaw Heath.



Figure 3: View from Crosby Street looking towards Carrwood House (two storeys above the single storey building of 'International Gas Detectors').

The Surrounding Area

- 2.3 The site is located approximately 10Km to the south of Manchester City Centre and approximately 600m to the south of Stockport Town Centre. The site's location means that a broad array of employment, educational, shopping and leisure facilities are within walking distance.
- 2.4 The site is also highly accessible by public transport with Stockport Railway Station located 750m to the north. The station is on the West Coast Mainline and provides services across the country. Access to Manchester Piccadilly is provided in under 10 minutes, whilst there is access to London Euston in under two hours.
- 2.5 There are bus stops on Shaw Heath close by to the site with regular services to Stockport, Manchester Airport, Cheadle and Hazel Grove.

3. Planning History

3.1 In accordance with best practice, research of the site’s planning history has been undertaken using Stockport Council’s online Public Access System on 19 April 2022. The applications identified in the search are set out below.

Application No.	Description of Development	Decision and Date
DC/078798	Provision of staircase enclosure and terrace to the roof, to provide external amenity space in conjunction with residential use	Approved 28 April 2021
DC/079572	Application for prior approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Change of use of part of the ground floor of Carrwood House from offices (Use Class B1(a)) to 4no. 1-bedroom apartments (use class C3).	Approved 24 March 2021
DC/077121	External alterations, change of use of part of ground floor to communal amenity space, provision of bin and cycle store.	Approved 12 August 2020
DC/077119	Prior approval for change of use from Office (Class B1(a)) to 22 apartments (Class C3).	Approved 11 August 2020
DC/007228	Erection of flagpole and flag	Approved 05 Jun 2002
J/68536	"SUB DIVISION TO FORM WAREHOUSE/ANCILLARY OFFICES TO GND FLOOR,SEPARATE OFFICES TO 1ST & 2ND FLOORS & EREC' OF FRONTAGE CANOPY (RE'SPECTIVE)"	Approved 21 November 1997

3.2 The planning history above demonstrates that approval for conversion of the building to apartments have previously been granted (under Class O permitted development). External alterations in association with the residential conversion of the building have also been approved.

4. The Proposal

- 4.1 It is proposed to change the use of the building to 9 x apartments (use class C3). Each apartment will have self-contained bathroom and kitchen facilities. The proposal will utilise existing window openings with no external alterations necessary to facilitate the development.
- 4.2 The existing surface car park will remain but with an altered layout with space for seven cars provided. Having regard to the site's highly sustainable and accessible location as well as the nature of the accommodation, this level of provision is considered appropriate. The development will also accommodate secure cycle parking (100%) and storage for refuse and recyclable waste. Further discussion on the proposals is provided in Section 6 of this Statement.

5. Planning Policy Context

- 5.1 The planning policy context to this application is provided by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), relevant National Planning Policy Framework policies, and National Planning Practice Guidance.
- 5.2 Permitted development rights allowing for the change of use of buildings falling within use Class E (commercial, business and service) to use class C3 (dwellinghouses) came into force on 1 September 2021, enacted by Statutory Instrument 2021/428. The statutory instrument was introduced following the reform to the use class order by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. The changes to the Use Class Order and the creation of Class E came into effect on 1 September 2020. These new uses were not applied to the GPDO until 31 July 2021, with Class MA of the GPDO not coming into effect until 1 September 2021.
- 5.3 Schedule 2, Part 3, Class MA of the 2015 Order (as amended) grants permitted development rights for: *‘Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order’.*
- 5.4 Paragraph MA.1. of the 2015 Order (as amended) advises that the permitted development rights do not apply universally, and certain exemptions accompany the provisions, which are detailed in the legislation at paragraph MA.1. This application is considered with regard to these exemptions in section 6.
- 5.5 The change of use of a building from office (class E) to use as dwellinghouses (use class C3) is permitted subject to the condition that before beginning the development, the developer applies to the local planning authority for a determination as to whether the prior approval of the authority will be required as to:

‘(a) transport impacts of the development, particularly to ensure safe site access;

- (b) contamination risks in relation to the building;*
- (c) flooding risks in relation to the building;*
- (d) impacts of noise from commercial premises on the intended occupiers of the development;*
- (e) where—*
 - (i) the building is located in a conservation area, and*
 - (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;*
- (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;*
- (g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and*
- (h) where the development involves the loss of services provided by—*
 - (i) a registered nursery, or*
 - (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006, the impact on the local provision of the type of services lost.'*

5.6 National Planning Practice Guidance advises that prior approval “means that a developer has to seek approval from the local planning authority that specified elements of the development are acceptable before work can proceed...A local planning authority cannot consider any other matters when determining a prior approval application” (National Planning Practice Guidance ID 13-026-20140306). The guidance states: “The statutory requirements relating to prior approval are much less prescriptive than those relating to planning applications. This is deliberate, as prior approval is a light-touch process which applies where the principle of the development has already been established...It is important that a local planning authority does not impose unnecessarily onerous requirements on developers, and does not seek to replicate the planning application system” (National Planning Practice Guidance ID 13-028-20140306).

6. Planning Appraisal and Supporting Evidence

6.1 This section assesses the proposal in relation to the permitted development right exemptions (set out at Paragraph MA.1. of the 2015 Order (as amended)) and prior approval assessment criteria (set out at paragraph MA.2. of the 2015 Order (as amended)).

Can a Prior Notification Application be made for Carrwood House?

6.2 The permitted development right does not apply in all situations. If any of the exemptions identified in Paragraph MA.1. of the 2015 Order (as amended) apply then the change of use of offices (class E) to dwellings is not possible via permitted development.

6.3 The proposal is considered with regard to these exemptions below, and it is evident that none apply:

(a) unless the building has been vacant for a continuous period of at least 3 months immediately prior to the date of the application for prior approval;

6.4 The building has been vacant since 2020 as such the 3 month vacancy period is met.

(b) unless the use of the building fell within one or more of the classes specified in subparagraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;

6.5 The lawful use of Carrwood House is 'commercial, business and service' (use class E), but it was formerly offices (use class B1a). The ground floor space to which this application relates is currently vacant but was last used as offices. Valuation Office Agency information is provided at Appendix 1 of this statement and identifies the building as 'offices and premises'. Photographs of the premises confirming the office use are provided at Appendix 2. Historic google earth images going back to October 2008 further demonstrate the office use of the building.

(c) if the cumulative floor space of the existing building changing use under Class MA exceeds 1,500 square metres;

6.6 The application floorspace to be converted by Class MA to apartments is 690sqm and therefore does not exceed the 1,500sqm threshold.

(d) if land covered by, or within the curtilage of, the building—

(i) is or forms part of a site of special scientific interest;

6.7 The permitted development rights (under Class MA of the 2015 Order (as amended)) do not apply if the building is in a site of special scientific interest. Stockport Council's Proposals Map has been consulted and does not identify the site within a site of special scientific interest.

(ii) is or forms part of a listed building or land within its curtilage;

(iii) is or forms part of a scheduled monument or land within its curtilage;

6.8 The permitted development rights do not apply if a building is listed or within the curtilage of a listed building. Historic England's National Heritage List for England, which identifies heritage assets including listed buildings (as blue triangles) has been consulted, and confirms that the subject property is not listed or within the curtilage of a listed building (see figure 4).



Figure 4: Historic England Map centred on Carrwood House.

(iv) is or forms part of a safety hazard area; or

6.9 The permitted development rights (under Class MA of the 2015 Order (as amended)) do not apply on land within a Safety Hazard Area. Stockport Council’s Proposals Map has been consulted and does not identify the site within a Safety Hazard Area.

(v) is or forms part of a military explosives storage area;

6.10 The permitted development rights (under Class M of the 2015 Order (as amended)) do not apply on land within a Military Explosive Storage Area. Stockport Council’s Proposals Map has been consulted and does not identify the site within a military explosives storage area.

(e) if the building is within—

(i) an area of outstanding natural beauty;

(ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981;

(iii) the Broads;

(iv) a National Park; or

(v) a World Heritage Site

6.11 The permitted development rights do not apply to land falling under any of the above designations. The site is not affected by any of the designations listed above.

(f) if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or

6.12 The site is not occupied under an agricultural tenancy.

(g) before 1 August 2022, if—

(i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and

(ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.

6.13 The proposed development would have been possible under the provisions of Class O and there is no article 4 direction in place which would otherwise restrict this permitted development right.

6.14 In light of the above it is clear that the permitted development rights for the change of use from class E to dwellinghouses (use class C3) apply to the application building.

Prior Approval Assessment Criteria

6.15 Legislation requires that local planning authorities consider Prior Approval applications with regards to certain specific impacts of a development, identified at Paragraph MA.2 of the 2015 Order (as amended). In order to establish likely impacts of the proposed change of use, the proposal is considered with regard to the prior approval assessment criteria below:

(a) transport impacts of the development, particularly to ensure safe site access

6.16 The site has a highly accessible and sustainable location being approximately 600m from Stockport Town Centre and 750m from Stockport Railway Station. There are also bus stops on Shaw Heath close by to the site which serve much of the surrounding area.

6.17 Secure and covered cycle storage is included as part of the scheme with 9 spaces provided, equating to 100% provision, which will encourage sustainable travel patterns. Large parts of the Greater Manchester conurbation are within cycling distance.

6.18 The highly sustainable and accessible location of the site will reduce the requirement for car ownership and promote sustainable travel. Nevertheless the scheme will provide a total of seven car parking spaces. This level of provision is considered wholly appropriate having regard to the locational attributes of the site described above and the nature of the accommodation.

6.19 The car parking spaces to be provided for the scheme previously comprised parking provision for the office building. The level of vehicle movements associated with the proposed residential accommodation are likely to be less than that associated with the office use of the site. Additionally approval has previously been obtained for the conversion of the building to 26no. apartments which would be associated with greater levels of vehicle movements. This is a fall-back and a material consideration in the determination of the current application.

6.20 A dedicated bin store for the proposed apartments will be provided on site. Waste collection vehicles will park on Shaw Heath with waste collection staff responsible for taking

bins from the store and returning them following collection. It is understood that this is as per the existing arrangements. A private contractor will be responsible for undertaking collections and the frequency will be determined based on the level of waste generated.

6.21 In summary, it is considered that the proposed use will not result in a material increase in the character of traffic in the vicinity of the site. Prior approval with regards to highway impacts should be granted.

(b) contamination risks in relation to the building

6.22 No below ground works or excavations are required to convert the property to residential use. There are no uses in the immediate vicinity of the site which pose a risk to future residents of the development in terms of contamination. It is therefore considered that there will not be any contamination risk for future occupants or contractors. Prior approval with regards to contamination is not required.

(c) flooding risks in relation to the building

6.23 In terms of flooding risk the Environment Agency's Flood risk map for planning has been consulted and identifies the site as located in Flood Risk Zone 1; where there is a less than 0.1% or 1 in 1000 chance of flooding (see figure 5 below). The proposal will not in any way increase flooding risk on the site or in the local vicinity as no new areas of hard standing or impermeable surfaces will be created. Prior approval with regards to flooding risk is not required.

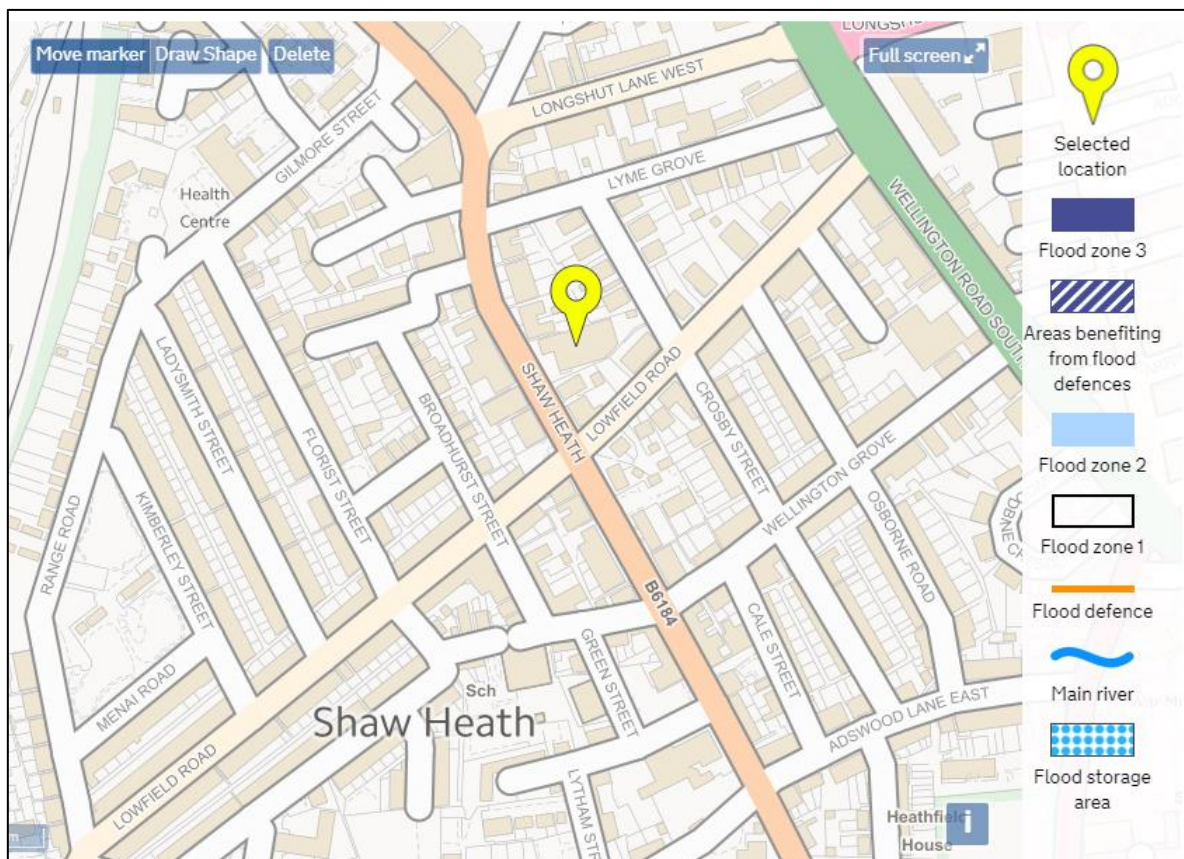


Figure 5: Map search of the Environment Agency’s Flood Map for Planning with the site shown by the yellow marker.

(d) impacts of noise from commercial premises on the intended occupiers of the development

6.24 The site is located within a predominantly residential area. There are a number of retail/commercial properties on the opposite side of Shaw Heath. To the rear are the premises of ‘International Gas Detectors’.

6.25 A Noise Report for Planning Purposes prepared by AEC Ltd has been submitted in support of the application. Existing noise levels in the vicinity of the site were recorded. The report found that the main noise sources were from vehicles on Shaw Heath and aircraft overhead. Noise from the premises of ‘International Gas Detectors’ was not identified as contributing to the acoustic climate. The report has identified specification of glazing and ventilation in order to ensure an appropriate acoustic environment is achieved within the proposed apartments.

- 6.26 Subject to the recommended mitigation measures identified within the Noise Assessment for Planning Purposes being implemented, there would be no unacceptable impact upon future residents with regards to noise. On the basis of the above, prior approval with regards to potential noise impact is not required.
- (e) where— (i) the building is located in a conservation area, and (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area
- 6.27 The application site is not located within a conservation area therefore part (e) is not relevant.
- (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;
- 6.28 As illustrated on the submitted drawings, all habitable room windows will be served by windows which provide adequate natural light into the rooms.
- (g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses
- 6.29 Condition (g) is not relevant as the site is not located in an area that the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses. The site is not allocated under any specific policy designation on the Council's proposals map, specifically the site is not located within an Employment Zone. Uses in the vicinity of the site include offices and residential accommodation.
- (h) where the development involves the loss of services provided by— (i) a registered nursery, or (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006, the impact on the local provision of the type of services lost.
- 6.30 Condition (h) is not relevant because the development would not involve the loss a nursery or health centre.

- (i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building

6.31 The development is not 18m in height and is less than 7 storeys, and therefore does not meet the fire risk condition. No assessment of fire safety impacts is required as part of this planning application. Relevant building regulations in respect of fire safety will be strictly complied with.

7. Conclusion

- 7.1 This Evidence Statement has been prepared to support a Prior Notification application for the proposed change of use of Carrwood House from offices (use class E) to use as 9 apartments (class C3) under permitted development rights granted by Part MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 7.2 This statement has assessed the proposal against permitted development exemption criteria (provided by Paragraph MA.1) and has appraised the proposed development in respect of prior approval assessment criteria detailed at Paragraph MA.2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). In doing so it is concluded that the subject building is suitable for conversion as permitted development with no potential impacts associated with various assessment criteria set out in the regulations. As such prior approval is not required / can be granted.

Appendix 1: Valuation Office Agency Information

Cookies on HMRC services

We use some essential cookies to make our services work.

We would like to set additional cookies so we can remember your settings, understand how people use our services and make improvements.

[Accept additional cookies](#)

[Reject additional cookies](#)

[View cookies \(https://www.tax.service.gov.uk/tracking-consent/cookie-settings\)](https://www.tax.service.gov.uk/tracking-consent/cookie-settings)

[Skip to main content](#)



[GOV.UK](#)

[Find your business rates valuation](#)

[Help improve digital services by joining the HMRC user panel \(opens in new window\)](#)

beta This is a new service – your [feedback](#) will help us to improve it.

[Back](#)

[Sign in](#) | [Register](#)

Suite 3 Carrwood House 109, Shaw Heath, Stockport, Cheshire, SK2 6QH

1 April 2017 - present

Your rateable value is £2,400.00

! Warning This is not the amount you will pay.

[Open all sections](#)

[Valuation information](#)

Description	Offices and premises
Local authority	Stockport
Local authority reference	7262109169
Base rate	£100.00
Basis of measurement	NIA
Transitional relief certificate issued	No
Valuation scheme reference	380419
Special category code	203G
Effective date	1 April 2017

[How the valuation was calculated](#)

Parts of the property

Floor	Description	Area m ² /unit	Price per m ² /unit	Value
First	Office	24.2	£100.00	£2,420.00
Total		24.2		£2,420.00

Total value £2,420.00

[Similar properties](#)

[I have a question about my valuation](#)

► Report a problem with this page.

Support links

- [Cookies](#)
- [Accessibility statement](#)
- [Privacy policy](#)
- [Terms and conditions](#)
- [Help using GOV.UK](#)
- [Contact](#)
- [Rhestr o Wasanaethau Cymraeg](#)

OGI All content is available under the [Open Government Licence v3.0](#), except where otherwise stated
[© Crown copyright](#)

Cookies on HMRC services

We use some essential cookies to make our services work.

We would like to set additional cookies so we can remember your settings, understand how people use our services and make improvements.

Accept additional cookies

Reject additional cookies

[View cookies \(https://www.tax.service.gov.uk/tracking-consent/cookie-settings\)](https://www.tax.service.gov.uk/tracking-consent/cookie-settings)

[Skip to main content](#)



GOV.UK

[Find your business rates valuation](#)

[Help improve digital services by joining the HMRC user panel \(opens in new window\)](#)

beta This is a new service – your [feedback](#) will help us to improve it.

[Back](#)

[Sign in](#) | [Register](#)

Suite 3 Carrwood House 109, Shaw Heath, Stockport, Cheshire, SK2 6QH

31 October 2010 - 26 October 2015

Your rateable value was £2,100.00

! Warning This is not the amount you will have paid.

[Open all sections](#)

[Valuation information](#)

Description	Offices and premises
Local authority	Stockport
Local authority reference	7262109169
Base rate	£85.00
Basis of measurement	NIA
Transitional relief certificate issued	No
Valuation scheme reference	77125
Special category code	203G
Effective date	31 October 2010
List alteration date	14 December 2010
Appeals	0

How the valuation was calculated

Parts of the property

Floor	Description	Area m ² /unit	Price per m ² /unit	Value
First	Office	24.7	£85.00	£2,100.00
Total		24.7		£2,100.00
Total value				£2,100.00

[Similar properties](#)

[I have a question about my valuation](#)

► Report a problem with this page.

Support links

- [Cookies](#)
- [Accessibility statement](#)
- [Privacy policy](#)
- [Terms and conditions](#)
- [Help using GOV.UK](#)
- [Contact](#)
- [Rhestr o Wasanaethau Cymraeg](#)

OGI All content is available under the [Open Government Licence v3.0](#), except where otherwise stated
[© Crown copyright](#)

Cookies on HMRC services

We use some essential cookies to make our services work.

We would like to set additional cookies so we can remember your settings, understand how people use our services and make improvements.

[Accept additional cookies](#)

[Reject additional cookies](#)

[View cookies \(https://www.tax.service.gov.uk/tracking-consent/cookie-settings\)](https://www.tax.service.gov.uk/tracking-consent/cookie-settings)

[Skip to main content](#)



GOV.UK

[Find your business rates valuation](#)

[Help improve digital services by joining the HMRC user panel \(opens in new window\)](#)

beta This is a new service – your [feedback](#) will help us to improve it.

[Back](#)

[Sign in](#) | [Register](#)

Find a property

Select an option to search for property information:

- Postcode
- Street and town
- Advanced

Postcode

Search results

Address	Description
1 St & Pt 2nd Flr 109, Shaw Heath, Stockport, Cheshire, SK2 6QR	Offices and premises
Car Space (1) Business Enterprise Ltd 109, Shaw Heath, Stockport, Cheshire, SK2 6QR	Car parking space
Car Space (1) Carrwood Pension Scheme 109, Shaw Heath, Stockport, Cheshire, SK2 6QR	Car parking space
Car Space (1) That Leaf Co Ltd 109, Shaw Heath, Stockport, Cheshire, SK2 6QR	Car parking space
Car Space (1) Usher Spilby & Co 109, Shaw Heath, Stockport, Cheshire, SK2 6QR	Car parking space and premises

Address	Description
Car Spaces (2) Oliver Igd Ltd 109, Shaw Heath, Stockport, Cheshire, SK2 6QR	Car parking spaces
Car Spaces (3) Carrwood Pension Scheme 109, Shaw Heath, Stockport, Cheshire, SK2 6QR	Car parking spaces
Car Spaces (3) Emech Consultants 109, Shaw Heath, Stockport, Cheshire, SK2 6QR	Car parking space and premises
Car Spaces (4) Carrwood Pension Scheme 109, Shaw Heath, Stockport, Cheshire, SK2 6QR	Car parking spaces
Car Spaces (4) Inner Space 109, Shaw Heath, Stockport, Cheshire, SK2 6QR	Car parking spaces
Car Spaces (5) Carrwood Pension Scheme 109, Shaw Heath, Stockport, Cheshire, SK2 6QR	Car parking space and premises
Car Spaces (6) Carrwood Homes 109, Shaw Heath, Stockport, Cheshire, SK2 6QR	Car parking spaces and premises
Car Spaces (7) Carwood Homes 109, Shaw Heath, Stockport, Cheshire, SK2 6QR	Car parking space and premises
Car Spaces (8) G4s Security 109, Shaw Heath, Stockport, Cheshire, SK2 6QR	Car parking space and premises
Gnd Flr 109, Shaw Heath, Stockport, Cheshire, SK2 6QR	Offices and premises

Total: 22 results ▶ My property does not appear on the list

- [Previous](#)
- [Next »](#)

Other useful information

- [Central rating lists](#)
- [Valuation scales](#)

[Download the entire rating list and summary valuation datasets.](#) You can also download the weekly change updates for both.

▶ [Report a problem with this page.](#)

Support links

- [Cookies](#)
- [Accessibility statement](#)
- [Privacy policy](#)
- [Terms and conditions](#)
- [Help using GOV.UK](#)
- [Contact](#)
- [Rhestr o Wasanaethau Cymraeg](#)

OGI All content is available under the [Open Government Licence v3.0](#), except where otherwise stated
© [Crown copyright](#)

Cookies on HMRC services

We use some essential cookies to make our services work.

We would like to set additional cookies so we can remember your settings, understand how people use our services and make improvements.

Accept additional cookies

Reject additional cookies

[View cookies \(https://www.tax.service.gov.uk/tracking-consent/cookie-settings\)](https://www.tax.service.gov.uk/tracking-consent/cookie-settings)

[Skip to main content](#)



GOV.UK

[Find your business rates valuation](#)

[Help improve digital services by joining the HMRC user panel \(opens in new window\)](#)

beta This is a new service – your [feedback](#) will help us to improve it.

[Back](#)

[Sign in](#) | [Register](#)

Find a property

Select an option to search for property information:

- Postcode
- Street and town
- Advanced

Postcode

Search results

Address	Description
Pt 2nd Flr 109, Shaw Heath, Stockport, Cheshire, SK2 6QR	Offices and premises
Store (o) Carrwood House 109, Shaw Heath, Stockport, Cheshire, SK2 6QR	Store and premises
Suite 1 Carrwood House 109, Shaw Heath, Stockport, Cheshire, SK2 6QR	Offices and premises
Suite 2 Carrwood House 109, Shaw Heath, Stockport, Cheshire, SK2 6QR	Offices and premises
Suite 4 Carrwood House 109, Shaw Heath, Stockport, Cheshire, SK2 6QR	Offices and premises
Suite 5 Carrwood House 109, Shaw Heath, Stockport, Cheshire, SK2 6QR	Offices and premises
Suite 6 Carrwood House 109, Shaw Heath, Stockport, Cheshire, SK2 6QR	Offices and premises

Total: 22 results ▶ My property does not appear on the list

- [« Previous](#)
- [Next](#)

Other useful information

- [Central rating lists](#)
- [Valuation scales](#)

[Download the entire rating list and summary valuation datasets.](#) You can also download the weekly change updates for both.

► [Report a problem with this page.](#)

Support links

- [Cookies](#)
- [Accessibility statement](#)
- [Privacy policy](#)
- [Terms and conditions](#)
- [Help using GOV.UK](#)
- [Contact](#)
- [Rhestr o Wasanaethau Cymraeg](#)

OGI All content is available under the [Open Government Licence v3.0](#), except where otherwise stated
[© Crown copyright](#)

Cookies on HMRC services

We use some essential cookies to make our services work.

We would like to set additional cookies so we can remember your settings, understand how people use our services and make improvements.

[Accept additional cookies](#)

[Reject additional cookies](#)

[View cookies \(https://www.tax.service.gov.uk/tracking-consent/cookie-settings\)](https://www.tax.service.gov.uk/tracking-consent/cookie-settings)

[Skip to main content](#)



[GOV.UK](#)

[Find your business rates valuation](#)

[Help improve digital services by joining the HMRC user panel \(opens in new window\)](#)

beta This is a new service – your [feedback](#) will help us to improve it.

[Back](#)

[Sign in](#) | [Register](#)

Suite 3 Carrwood House 109, Shaw Heath, Stockport, Cheshire, SK2 6QH

31 October 2010 - 31 March 2017

Your rateable value was £2,050.00

! Warning This is not the amount you will have paid.

[Open all sections](#)

[Valuation information](#)

Description	Offices and premises
Local authority	Stockport
Local authority reference	7262109169
Base rate	£85.00
Basis of measurement	NIA
Transitional relief certificate issued	No
Valuation scheme reference	77125
Special category code	203G
Effective date	31 October 2010
List alteration date	27 October 2015
Appeals	0

How the valuation was calculated

Parts of the property

Floor	Description	Area m ² /unit	Price per m ² /unit	Value
First	Office	24.2	£85.00	£2,057.00
Total		24.2		£2,057.00
Total value				£2,057.00

[Similar properties](#)

[I have a question about my valuation](#)

▶ Report a problem with this page.

Support links

- [Cookies](#)
- [Accessibility statement](#)
- [Privacy policy](#)
- [Terms and conditions](#)
- [Help using GOV.UK](#)
- [Contact](#)
- [Rhestr o Wasanaethau Cymraeg](#)

OGI All content is available under the [Open Government Licence v3.0](#), except where otherwise stated
[© Crown copyright](#)

Appendix 2: Photographs of the Office Premises (19.02.2020)





