MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	130256/FO/2021
Date registered valid:	17 May 2021
Proposal:	Change of use from a nightclub (sui generis) to Use Class E to create a mixed use including an indoor recreation space alongside ancillary restaurant, cafe and bar use
Address:	The Printworks , 27 Withy Grove, Manchester, M4 2BS
Ward(s):	Piccadilly Ward
Applicant:	DTZ Investors C/o Agent
Agent (if any):	Mrs Heather Lindley-Clapp Nexus Planning Eastgate, 2 Castle Street, Castlefield, Manchester, M3 4LZ
Case officer:	Eve Woolstencroft Tel: 0161 234 4533 Email: eve.woolstencroft@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	23 August 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:
Printed: 26 May 2021 Expired: 16 June 2021

Neighbour notifications
Printed: 26 May 2021 Expired: 16 June 2021

Site notice
Posted: Expired:

Press advert
Published: 1 June 2021 Expired: 22 June 2021

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Shudehill Conservation Area 1987

Tree Preservation Order:

Description of Site/Area
The application site relates to unit 2A within the existing Printworks development on the corner of Withy Grove and Corporation Street in Manchester City Centre. The site's is 818 sq.m most recent use was as a nightclub. The site is located on the ground floor of the Printworks, and benefits from ground floor access off Marks Lane.

The Printworks is occupied by a number of commercial uses, such as Wagamama, Hard Rock Café and Wetherspoons, in addition to existing leisure uses such as Grosvenor Casino and Adventure Golf.

Description of Development
The submitted application seeks planning permission for a Change of use from a nightclub (sui generis) to Use Class E to create an indoor recreation space.

Consultations & Notification Responses

Local residents were notified however no responses were received

Environmental Health - Recommendation of conditions relations to opening hours, deliveries, fumes and waste management.

Highways
This planning application seeks permission for a change of use at Unit 2A at The Printworks from nightclub (sui generis) to a flexible indoor recreation space for competitive socialising.

This city centre site is considered to be suitably accessible by sustainable modes and is in close proximity to a range of public transport facilities including bus, tram and train.

It is anticipated that the proposals are unlikely to generate a significant increase in the level of vehicular trips therefore they do not raise any network capacity concerns.

No parking is being offered as part of the development which is acceptable for this city centre site. Pay & display bays and car parks are located close by if required.

Pedestrian access is via the existing entrance off the primary access into the Printworks from Withy Grove, within the Printworks venue itself at the ground floor, which is acceptable to Highways.

The waste storage arrangement for the site will be consistent with the existing on-site arrangements for the Printworks development. All Printworks tenant deliveries and waste are serviced by an internal ground floor loading bay located on Well St/ Garden St. The landlord, on behalf of the tenants, disposes of all general waste.

No external works are proposed as part of this application.

No information is given at this stage on intended arrangements for the fit-out or storage of materials. This should be accommodated within the site and that there will be no impact on the adjacent highway. The applicant should note that this activity should not detrimentally impact operation of adjacent units

The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Email - highwaylicenses@manchester.gov.uk

Design for Security at Greater Manchester Police - recommendation of a number of security measures for the site which are to be added as an informative.

Issues

NPPF

Section 1 - Building a strong and competitive economy- which is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future and places significant weight on the need to support economic growth through the planning system.

Section 2 Ensuring the Vitality of Town Centres, - which promotes competitive town centre environments

Core Strategy - The following policies are considered to be most relevant to the proposed development:

Policy SP1 (Spatial Principles), Policy DM1 (Development Management)

The Unitary Development Plan for Manchester - Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are:

DC10 'Food and Drink Uses', DC26.1 Development and Noise, DC26.5 Development and Noise

Principle of the use
The proposal site relates to a unit within the Printworks complex which was previously a nightclub.

Given the previous use as a nightclub and context of the City Centre and within the printworks as a mixed use area which generally absorbs a greater level of activity during both the daytime and evening than in other locations outside of the city centre, the proposals are not considered to generate any detrimental impacts with regards to noise and disturbance.

Issues such as operational hours, waste collection, fumes servicing and deliveries are controlled via appropriate conditions, which should ensure that any flexible use (within Class E) of the development site should not cause undue noise and disturbance to neighbouring occupiers.

Access
The proposed development will be accessed via the existing entrance off the primary access into the Printworks from Withy Grove, within the Printworks venue itself at the ground floor and therefore is accessible to Disabled Users in accordance with Core Strategy policy DM1

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. No such issues have arisen in respect of this application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority:

-Location Plan received by the City Council as Local Planning Authority on 29 April 2021
- Drawings referenced: 21.002/MPR/100, 21.002/MPR/101, 21.002/MPR/200, M 50 100 REV AF, M 50 101 REV AF, 21.002/MPR/010, 21.002/MPR/ 011 and 21.002/MPR/020 received by the City Council as Local Planning Authority on 29 April 2021
- Planning Statement Unit 2A, The Printworks, Manchester dated April 2021
-Printworks Waste Strategy received by the City Council as Local Planning Authority on 29 April 2021
- Email from Euan Connolly dated 12 July 2021

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to Core Strategy policies CC1, CC7, T2 , SP1, DM1, and saved UDP policies DC10, and DC26

3) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:00 to 20:00, Monday to Saturday, deliveries/waste collections on Sundays confined to 10:00 to 18:00

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to Core Strategy Policies DM1 and SP1 and saved UDP policies DC26.1 and 26.5.

4) The premises shall not be open outside the following hours:-

Monday to Saturday 10:00 - 02:00

Sundays and Bank Holidays 11:00 - 23.30

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

5) Before the use commences a scheme for the storage (including segregated waste recycling) and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

Reason -To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

6) Prior to the commencment of the use, a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing

by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Informatives

1) Any External Signage would require a separate advertisement consent application

2) No information is given at this stage on intended arrangements for the fit-out or storage of materials. This should be accommodated within the site and that there will be no impact on the adjacent highway. The applicant should note that this activity should not detrimentally impact operation of adjacent units

The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Email - highwaylicenses@manchester.gov.uk

3) The following security measures are recommended:

Physical Security

Any new external fittings (i.e. shutters, windows or doors) should be certified to Secured by Design standards.

Any new glazing in external doors, ground floor or easily accessible windows should include at least one pane of laminated glass rated as P4A under EN 356.

A CCTV system should be included within these licensed premises and should be capable of monitoring the following areas: external doorways, all internal spaces including the bar and function room area.

Signage should be displayed to indicate the areas of the premises that are restricted to staff only.

Any staff areas that are to be included within the proposal should be access controlled and restricted to members of staff only.

Dusk till dawn lighting should be installed above all external doors.

Future Considerations

'Chelsea Clips' should be fitted to the underside of tables/counters to allow customers to secure their bags or jackets while keeping it in view

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Treetop Adventure Golf, Unit 17A, The Printworks, 7 Dantzic Street, Manchester, M4 2AD
31 Withy Grove, Manchester, M4 2BJ
Hard Rock Casino, Withy Grove, Manchester, M4 2BS
Time Out, Withy Grove, Manchester, M4 2BS
Unit 10, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 21 And 22, The Printworks, Withy Grove, Manchester, M4 2BS
The Printworks, Corporation Street, Manchester, M4 2BS
Unit 14, The Printworks, Withy Grove, Manchester, M4 2BS
Kiosk, The Printworks, Withy Grove, Manchester, M4 2BS
Units 11 And 12, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 3, The Printworks, Withy Grove, Manchester, M4 2BS
Units 5 And 6, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 16 To 17, The Printworks, Withy Grove, Manchester, M4 2BS
Units 2 An 2C, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 2C, The Printworks, Withy Grove, Manchester, M4 4BS
Unit 15, The Printworks, Withy Grove, Manchester, M4 2BS
Nuffield Health, Unit 4, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 23A, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 18, The Printworks, Withy Grove, Manchester, M4 2BS
Second Floor, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 20, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 3A, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 1, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 13, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 19, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 1A, The Printworks, Withy Grove, Manchester, M4 2BS
Hard Rock Cafe, The Printworks, Corporation Street, Manchester, M4 2BS

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Shudehill Conservation Area 1987
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CITY1