



NEXUS
PLANNING

**Second Floor, 54-58 Great
Ancoats Street**

Planning Statement

On behalf of La Petite Mort Tattoos Ltd

October 2021

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1 Introduction

- 1.1 This Planning Statement has been prepared by Nexus Planning on behalf of La Petite Mort Tattoos Ltd, in support of a planning application submitted to Manchester City Council for a change of use at the second floor of 54-58 Great Ancoats Street, Manchester.
- 1.2 The description of development is as follows:

“Change of use from offices to dual use as an office (Use Class E (g) (i)) and a tattoo studio (Sui Generis)”
- 1.3 Planning permission was granted in 2011 for a change of use on the first floor of the premises as a health and beauty salon (Sui Generis). It is unknown if this change of use was implemented, yet its approval demonstrates that there is no issue with the principle of different uses being located in the area, subject to satisfying any other relevant requirements.
- 1.4 On 22 July 2020 the Town and Country Planning (Use Classes) Order 1987 was amended. The amendments include revoking Parts A and D and introducing three new use classes (Class E, F1 and F2). The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force in England on 1 September 2020.
- 1.5 The Use Class of the unit currently comes under E (g) (i) – ‘offices to carry out any operational or administrative functions’. The proposal is for a change of use from office to dual use as an office (Class E(g)) and a tattoo studio (‘Sui Generis’).
- 1.6 The proposed development does not involve any external alterations to the building. The unit has most recently been in use as an office when a change of use was granted for the first and second floors of the building in 1978 (ref. F10115). The second floor is understood to have been vacant for a couple of months.
- 1.7 The new occupier plans to split the unit and to use the larger area as a tattoo studio and the smaller separate room as an office to support the running of the tattoo business. A grant of permission would therefore allow this vacant unit to come back into use. This separate room could then also be sub-let in the future.
- 1.8 The following documents are submitted in support of the planning application:

Second Floor, 54-58 Great Ancoats Street Planning Statement

Document	Author
Application Form and Certificates	Nexus Planning
Location Plan	ReQuestaPlan
Planning Statement	Nexus Planning
Second floor floorplan	Ashworth Jackson and Walker Architects

2 Site and Surroundings

- 2.1 The site extends to 1,040 sq.ft and is a second floor self-contained office located within the building at 54-58 Great Ancoats Street. The building is a 3-storey red brick office block, modernized and upgraded into new workspaces that meet the demands of the modern workforce where professional, creative and start-up businesses can flourish.
- 2.2 The site is located in a sustainable location in respect of its location to public transport. Shudehill Metrolink stop is an 8 minute walk away and Market Street Metrolink stop is a 9 minute walk away. The closest bus stop is located about a minute from the site and has regular buses from Manchester City Centre to Ashton and Little Moss. Manchester Piccadilly railway station is within a 15-minute walk as is Piccadilly Gardens bus interchange.
- 2.3 The surrounding area is mixed with commercial uses on the ground floor, and contains several other office buildings, as well as convenience stores, restaurants, a post office and gyms on the ground floor.

Planning History

- 2.4 A review of Manchester City Council's online Planning Applications website has revealed the following planning applications on this site.
- 2.5 An application for full planning permission for the change of use of the first and second floors to offices ancillary to the existing betting office on the ground floor. This was approved in February 1979 (ref. F10115).
- 2.6 Another recent planning application that has been approved within the building was for the use of the first floor of the premises as a health and beauty salon ('sui generis') (ref. 096272/FU/2011/C2). It is unknown if this was implemented, yet its approval demonstrates that there is no issue with the principle of different uses being located in the building.

3 The Proposals

Background

- 3.1 On 22 July 2020 the Town and Country Planning (Use Classes) Order 1987 was amended. The amendments include revoking Parts A and D and introducing three new use classes (Class E, F1 and F2). The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force in England on 1 September 2020.
- 3.2 The Use Class of the unit comes under E(g)(i) – ‘offices to carry out any operational or administrative functions’.

Proposals

- 3.3 The proposal is for a change of use from Use Class E(g) (i) to dual use as a tattoo studio (‘Sui Generis’) and an office (Class E(g) (i)). This is to provide the client with flexibility in terms of the use, to allow for shifts in market demand for different services. The occupier initially intends to use the building as a tattoo studio, with an office to support the functioning of the tattoo business.
- 3.4 The proposed development does not involve any external alterations to the building. The unit is understood to have most recently been in use as an office yet has been vacant for a couple of months.



Figure 1: External appearance of the building from Newton Street

- 3.5 The unit is self-contained and is accessed from a lift and stair core from the side of the building.

- 3.6 Urban Splash (the Building Manager on behalf of the applicant) have provisionally agreed a lease with La Petite Mort. La Petite Mort currently operate in the Manchester area.
- 3.7 The new occupier will use the majority of the unit as a tattoo studio (80 sq metres) and a small section of the unit will be used as an office (16 sq metres). This would fall under Use Classes 'sui generis' and E (g) (i).
- 3.8 A grant of permission would therefore allow the unit to come back into use.

4 Planning Policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the development plan unless there are material considerations which indicate otherwise.
- 4.2 The currently adopted development plan for the area comprises the Core Strategy (adopted 2012); Saved Unitary Development Plan policies (adopted 2006); the Greater Manchester Joint Waste DPD; the Greater Manchester Joint Minerals DPD; and the Interactive Proposals Map.

Allocations and Designations

- 4.3 The site is located within the designated City Centre area as outlined within Core Strategy Policy CC1 'Primary Economic Development Focus: City Centre and Fringe' and is immediately adjacent to Ancoats and Stevenson Square Conservation Areas, identified on the Interactive Proposals Map:



Figure 2: Extract from the Manchester City Council's Interactive Proposals Map

- 4.4 The policy states that the City Centre is the focus of employment growth in the City Region and will be developed as a vibrant mixed-use area with a broad range of uses and activities. Appropriate uses within these areas will include housing; offices; tourism; leisure; cultural uses; and entertainment uses.
- 4.5 Policy CC1 also outlines that developments which lead to the more intensive use of employment land (in terms of floorspace provided) will be supported.
- 4.6 The supporting text to Policy CC1 also states that the City Centre is the most suitable location for regional and sub-regional office growth in terms of agglomeration, ability to attract inward investment and compatibility.

Other Relevant Policies

- 4.7 Policy SP1 'Spatial Principles' reinforces the fact that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living.
- 4.8 Policy SP1 also sets out that development in all parts of the City should make a positive contribution to neighbourhoods of choice including: -
- creating well designed places that enhance or create character;
 - making a positive contribution to the health, safety and wellbeing of residents considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
 - protect and enhance the built and natural environment;
 - minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible; and
 - improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.
- 4.9 Policy EC2 'Existing Employment Space' outlines that the Council will seek to retain and enhance existing employment space and sites and alternative uses will only be supported on sites allocated accordingly, or if it can be demonstrated that: the existing use is un-viable in terms of business operations, building age and format; the existing use is incompatible with adjacent uses; the existing use is unsuitable for employment; or the new proposals are able to offer greater benefits in terms of the Core Strategy's vision and spatial objectives than the existing use.
- 4.10 Policy CC7 'Mixed Use Development' states that the City Centre presents the most viable opportunities for mixed-use development, and that these will generally be promoted as a means of using land as efficiently as possible.
- 4.11 Policy EN3 'Heritage' outlines that development in the City Centre must preserve, or where possible, enhance the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including Conservation Areas.

4.12 Within Policy DC12, 'Commercial Uses Above Shopping Frontages' of the saved UDP policies it is stated that in determining planning applications for commercial uses above shopping frontages the Council will have regard to:

- a) the general location of the proposed development;
- b) the effect on the amenity of neighbouring residents;
- c) the availability of adequate, safe and convenient arrangements for car parking and servicing;
- d) the desirability of achieving easy access for all, including disabled people; and
- e) the need to provide adequately for the storage and collection of refuse.

4.13 It is also outlined within this policy that the Council will normally accept the principle of developments of this kind in the City Centre, in industrial and commercial areas, in district shopping centres, in local shopping parades and in main road locations.

Other Material Planning Considerations

4.14 The National Planning Policy Framework (July 2021) is a material consideration. Section 6 of the Framework, 'Building a strong, competitive economy' is supportive of planning policies and decisions which allow businesses to invest, expand and adapt.

4.15 The joint Greater Manchester Strategic Plan, 'Places for Everyone', is currently being prepared by Manchester City Council. Analysis in preparation for the examination in public is currently taking place, with the examination process set to take place over the course of 2022. The final publication document is set to be adopted in 2023.

5 Planning Appraisal

5.1 This section considers the application proposals against the provisions of the development plan and other material considerations, covering the following:

- Principle of Development including loss of employment space
- Other Material Considerations
 - Residential Amenity

Basis for Decision Taking

5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the development plan unless there are material consideration which indicate otherwise. Paragraph 11 of the Framework, the presumption in favour of sustainable development, asks decision-makers to approve development proposals that accord with the development plan without delay.

5.3 The currently adopted Development Plan for the area comprises the Core Strategy (adopted 2012); Saved Unitary Development Plan policies (adopted 2006); the Greater Manchester Joint Waste DPD; the Greater Manchester Joint Minerals DPD; and the Interactive Proposals Map.

Principle of Development

5.4 The proposed development is for a change of use from offices (Use Class E(g) (i)) to dual use as a tattoo studio ('Sui Generis') and an office (E (g) (i)). This is to provide the client with flexibility in terms of the use, to allow for shifts in market demand for different services. The occupier initially intends to split the unit into two, to be used as a tattoo studio (c. 80 sq.m) and an office in a separate room which will support the tattoo studio (c. 16 sq.m). In future, securing dual use for the unit would allow this room to be separately let out.

5.5 The site is located inside the designated City Centre area as per the Interactive Proposals Map.

5.6 Policy CC7 'Mixed Use Development' outlines that sites within the City Centre present the most viable opportunities for the delivery of mixed-use development, and that Council will generally actively promote mixed-uses within buildings as a means of using land as efficiently as possible.

5.7 The proposed development is therefore fully supported by the adopted policy.

5.8 No external or internal alterations are proposed to accommodate the proposed development.

- 5.9 It is therefore considered that the proposed change of use is acceptable in principle.
- 5.10 The proposed development would not alter the existing access arrangements. The intended use for the majority of the second floor is as a tattoo studio, with a back room to be used as an office to support the tattoo business. This could also be sub-let in the future.
- 5.11 The site has very good accessibility with respect of its location to public transport. Shudehill Metrolink stop is an 8 minute walk away and Market Street Metrolink stop is a 9 minute walk away. The closest bus stop is located about 1 minute from the site and has regular buses from Manchester City Centre to Ashton and Little Moss.

Loss of Employment Space

- 5.12 Policy EC2 of the Manchester Core Strategy, 'Existing Employment Space', outlines that the Council will seek to retain and enhance existing employment space and sites, unless it can be demonstrated that the existing use is unviable in terms of business operations, building age and format.
- 5.13 The proposal would see the loss of approximately 80.5 sq metres of office space, with 16 sq metres being retained as office space.
- 5.14 Canning O'Neill were instructed to jointly market the property in May 2021. It had previously been marketed by Daniel Harris & Co. Since May 2021, the only viewing was by the applicant. The property was listed on the websites of the joint agents, and a marketing board was in place on the site. The property was also listed on third party portals including Rightmove and Realla.
- 5.15 The unit is formed of two long interlinking rooms and a separate small office room, and kitchen. As such, it is difficult for occupiers to use the unit for standard office use, particularly due to the demand for open-plan office layouts post-pandemic.
- 5.16 Canning O'Neill confirmed that compared to the other offices being marketed in the immediate area, it is one of the lowest priced per sq.m. The unit's format is therefore demonstrably not suitable for the office market.

Residential Amenity

- 5.17 Policy DC12 Commercial Uses Above Shopping Frontages' of the saved UDP policies states that with all planning applications for commercial uses above shopping frontages, the Council will pay regard to the effect on the amenity of neighbouring residents.

- 5.18 The tattoo studio and office will operate during the day with the proposed opening hours for the studio to be from 9:00am to 7pm.
- 5.19 The proposed use will not involve any external changes to the building.
- 5.20 Therefore, from a residential amenity perspective, the proposed development will have no impact.

Summary

- 5.21 The proposed changes do not give rise to any issues of design, access, amenity or land use and therefore comply with relevant national and local policies.

6 Conclusions

- 6.1 This Planning Statement has been prepared by Nexus Planning on behalf of 'La Petite Mort Tattoo' Studio, in support of a planning application submitted to Manchester City Council for planning permission for the following development:

"Change of use from offices to dual use as an office (Use Class E (g) (i)) and a tattoo studio (Sui Generis)"

- 6.2 The proposal is for a change of use from Use Class E(g) (i) to a tattoo studio (Use Class 'Sui Generis') and an office (Use Class E (g) (i)). The proposed development does not involve any external or internal alterations to the building.
- 6.3 This is to provide the client with flexibility in terms of the use, to allow for shifts in market demand for different services. However, the occupier initially intends to use the building as a tattoo studio.
- 6.4 The site is the second floor of the property at 54-58 Great Ancoats Street in Ancoats, Manchester.
- 6.5 Planning permission was granted in 2011 for a change of use on the first floor of the premises as a health and beauty salon (Sui Generis). It is unsure if this was implemented, yet its approval demonstrates that there is no issue with the principle of different uses being located in the building, subject to satisfying any other relevant requirements.
- 6.6 On 22 July 2020 the Town and Country Planning (Use Classes) Order 1987 was amended. The amendments include revoking Parts A and D and introducing three new use classes (Class E, F1 and F2). The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force in England on 1 September 2020.
- 6.7 The Use Class of the unit currently comes under E(g)(i) – 'offices to carry out any operational or administrative functions'.
- 6.8 The unit has most recently been in use as an office yet has been vacant for a couple of months. This application will split the office into both office and sui generis use, to allow a tattoo parlour business to operate in the two larger rooms of the suite, with one of the rooms staying as an office. A grant of permission would therefore allow the unit to come back into use.
- 6.9 The proposed change of use is therefore strongly supported by local and national planning policy. Accordingly, it is considered that planning permission should be granted without delay, in accordance

with the presumption in favour of sustainable development set out in the National Planning Policy Framework



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