

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131300/FO/2021

Date registered valid: 10 August 2021

Proposal: Change of use at ground floor from E1 (retail) to C1 (front of house / lobby area) and associated external alterations including the installation of louvre panels

Address: 7 Ducie Street, Manchester, M1 2JB

Ward(s): Piccadilly Ward

Applicant: Molo Hotels (Manchester M4) Ltd C/o Agent

Agent (if any): Mr Neil Jones NL Jones Planning Duke House Business Hub, Duke Street, Skipton, BD23 2HQ

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 September 2021

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit:

Standard consultations:

Printed: 16 August 2021 Expired: 6 September 2021

Neighbour notifications

Printed: 16 August 2021 Expired: 6 September 2021

Site notice

Posted: Expired:

Press advert

Published: 24 August 2021 Expired: 14 September 2021

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

This application relates to an existing ground floor unit of a serviced apartment/apart-hotel building located on the corner of Ducie Street and Dale Street in the City Centre. The building was granted planning permission for this use in 2014 under application 107213. The building ranges from 8 to 11 storeys in height and houses 83 apartments.

Prior to the 2014 permission, the building was used as normal residential apartments (Use Class C3). The building is not within a conservation area but is opposite the Grade II listed warehouse building known as The Ducie Street Warehouse that is on the opposite side of Ducie Street. The area surrounding the application site is mainly commercial/residential in nature.

Description of Development

The submitted application seeks planning permission for a change of use at ground floor from E1 (retail) to C1 (front of house / lobby area) and associated external alterations including the installation of louvre panels.

Consultations & Notification Responses

Local residents and businesses were notified and a site notice was posted for 21 days.

Design for Security at Greater Manchester Police: Recommend that all existing security measures for the front of house lobby should be incorporated into the proposed change of use,

these would include access control and CCTV being reviewed and ensuring the entrance doors are certified to Secured By Design standards.

Environmental Health - If there are fans or any sort of intake or extract housed behind the louvres then a condition Noise condition for external equipment insulation including noise from equipment located behind louvres is required.

Policies

The following policies are considered relevant to this application:

The NPPF(2021)

Section 6 (Building a Strong and Competitive Economy), Section 7 (Ensuring the Vitality of Town Centres) and Section 12 (Achieving Well Designed Places)

The Adopted Core Strategy for the City of Manchester (2012)

Policy DM1, Policy SP1, Policy CC 1 Primary Economic Development Focus: City Centre and Fringe, Policy CC 4 Tourism, Culture and Leisure Policy CC 9 Design and Heritage and Policy EN 1 Design Principles and Strategic Character Areas

Issues

Principle of Development

The proposed change of use seeks to change the existing ground floor retail unit (Class E) to expand the existing front of house and lobby facilities for guests of the existing C1 operation at the property at 7 Ducie Street.

Policies CC 1 and CC 4 acknowledge and support the need for new and improved C1 accommodation necessary to support the wider leisure, tourism and business offer within the City, and to promote continued economic growth.

The principle of development is therefore considered to be acceptable.

Amenity

The proposal involves the installation of louvre panels to the front external elevation. Environmental Health were consulted as part of the application and have recommended that If there are fans or any sort of intake or extract housed behind the louvres then a condition to ensure that these are acoustically treated to ensure a reduction in noise is applied.

The applicant has confirmed that there will be supply and extract fans behind the louvres and agreed to the proposed condition. The proposal is therefore considered to be in accordance with Core Strategy policies DM1 and SP1.

Design

The proposal seeks planning permission for external alternations to the elevations, in the form of new louvres which would be positioned above the existing glazed entrance. The proposed works would be minor and are considered to be in keeping with the contemporary appearance of the existing building.

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 policies 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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the 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:

-Location Plan drawing ref. PL(00)001 received by the City Council as Local Planning Authority on 10 August 2021.

-Existing Floor Plan drawing ref. PL(00)011 received by the City Council as Local Planning Authority on 10 August 2021.

-Existing Elevation drawing ref. PL(00)021 received by the City Council as Local Planning Authority on 10 August 2021.

-Proposed Floor Plan drawing ref. PL(00)111 received by the City Council as Local Planning Authority on 10 August 2021.

-Proposed Elevation drawing ref. PL(00)200 received by the City Council as Local Planning Authority on 10 August 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) a) Prior to the installation of any externally mounted ancillary plant, equipment and servicing, including equipment located behind louvres or grilles, shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the site.

b) Prior to the first use of the development, a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity within the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policy DM1 (Development Management) and policy SP 1 (Spatial Principles) within Manchester Core Strategy.

Informatives

1) It is recommended that all existing security measures for the front of house lobby are incorporated into the proposed change of use, these would include access control and CCTV being reviewed and ensuring the entrance doors are certified to Secured By Design standards.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Greater Manchester Police

The Place Apartment Hotel, Ducie Street, Manchester, M1 2TP
11 Ducie Street, Manchester, M1 2JB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CITY2