

Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

11th August 2021

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FULL PLANNING APPLICATION FOR THE PARTIAL CHANGE OF USE OF THE BASEMENT TO CREATE A
GYM (USE CLASS E (d)) AT 15 QUAY STREET, MANCHESTER, M3 3HN.**

Please find enclosed a full planning application for the partial change of use of the basement to create a basement Gym (Use Class E (d)) at 15 Quay Street, Manchester, M3 3HN.

The application seeks consent for the partial change of use of the basement. The application has been submitted on behalf of the applicant, BPS2 Nou Limited, and comprises:

- Completed planning application forms;
- Site Location Plan with the application boundary edged in red; and
- Planning application fee of £462.00

The application is also supported by this cover letter which has been prepared by Zerum.

In addition, the application is also supported by the following plans and drawings, prepared by OBI:

- Site Location Plan
- 01_BMT BFL Existing Plan
- 01_000 GFL Existing Plan
- 10_BMT - Basement General Arrangement
- Proposed Gym layout

The reminder of this cover letter describes the proposed changes, and reviews the relevant planning policy, considering how this proposal complies with it.

PROPOSED ALTERATIONS

The proposals seek the partial change of use of the basement car park to create additional amenity for the building's occupiers. The proposed basement will provide a gym facility which will be occupied by the Athlete Factory, a members only facility. The facility is designed around two storage containers, from which a training rig is attached and will comprise mainly free weights, a turfed track and lifting racks, with no traditional gym machinery proposed. The gym

will offer both high intensity group training classes lasting approximately 45 minutes and individual personal training only. For further details please see Appendix 1.

There will be no music played in the gym. In addition to the gym the basement will include male and female shower and changing facilities with a WC.

To create this additional amenity space 8no. car parking spaces are to be removed, leaving 5no. spaces including 1no. accessible space however, 22 bike racks have been added alongside electric car charging points.

Access will be from within the building for existing occupiers and for others from Artillery Street only, via an existing entry to the building and down the stairwell into the designated basement area. Doors will be controlled by the operator, with access provided five minutes before class or training session start. Doors will not be held open or unlocked during any other times. There will no open access or unsupervised use. The facility will not be open to the general public.

The facility will be manned at all times by one full-time and one part-time member of staff. There will be a further 1-2 freelance Personal Trainers running individual training outside of the scheduled classes. These individuals will be self-employed and only be on site during pre-scheduled hourly sessions.

The gym will be available for use from 8am to 8pm Monday to Friday, with restricted hours on a Saturday and by appointment only on a Sunday.

It is proposed to make use of the existing ventilation system in the building which is currently being upgraded internally as part of the ongoing refurbishment works. It is understood that there will be no change to plant externally.

The gym will provide access to a filtered water tap. All members will be provided with reusable water bottles and no waste will be created. Given the nature of the proposals it is not anticipated that any waste will be generated and therefore the application is not supported by a waste management strategy.

It is envisaged that the users of 15 Quay Street will be given priority use of the Gym, with additional target users taken from local businesses in the Spinningfields and Enterprise City markets, as well as residential occupiers in immediate proximity.

Flush mounted small branding signage to the rear external elevation of the building outside the entrance is proposed and the existing lighting in the door well will be retained and where necessary upgraded.

HERITAGE

The site is located within the Deansgate Conservation Area and is located in close proximity to a number of designated Listed Buildings. The Conservation Area designation was made by the City Council on 26 June 1985 and includes much of the area surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street. Quay Street was built to allow access between the quay and Aldport Lane and was extended eastwards (Peter Street) in 1794 to link with Mosley Street.

The buildings along Quay Street are all of differing ages and styles but retain a positive relationship with one another. Along the southern side of Quay Street buildings sit between 5 and 6 storeys, with the majority set back from the back of pavement.

This application represents a change of use of the basement and as such will have no material effect on the setting or appearance of the conservation area or the setting of nearby listed buildings.

PLANNING POLICY AND ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the development plan unless material considerations indicate otherwise. The current development plan comprises the Manchester Core Strategy (adopted July 2021) and the saved policies of the Manchester UDP (adopted July 1992).

Below is a summary of these relevant planning documents and a response to each on how this proposal is considered to be in compliance.

Development Plan

Having regard to the above, the following Core Strategy policies are considered relevant to this application:

- Policy SP1: Spatial Principles
- Policy EC2: Existing Employment Space
- Policy EC3: The Regional Centre
- Policy CC1: Primary Economic Development Focus: City Centre and Fringe
- Policy CC5: Transport
- Policy CC9: Design and Heritage
- Policy EN1: Design Principles and Strategic Character Areas
- Policy EN3: Heritage
- Policy DM1: Development Management

Policy SP1 Spatial Principle: identifies the key spatial policies which will guide the strategic development of Manchester to 2027. It outlines that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living. In addition, new development should maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and the use of public transport.

The policy goes on to outline 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.
- 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

The development would be highly sustainable and be consistent with the aim of bringing forward economic development.

Response: This application is within a sustainable urban location within Manchester City Centre and will positively contribute to the area. This application seeks to utilise an area of car parking and put it to more effective use, to diversify the range of uses the building has to offer and to create a space that can facilitate the growth of the economy.

Policy EC2 Existing Employment Space: The Council will seek to retain and enhance existing employment space and sites.

Response: The proposals, which relate to a small area of the basement, retain the existing employment space but will diversify the offering within the building and surrounding area.

Policy EC3 The Regional Centre: Within the Regional Centre the council will encourage employment generating uses including office and other commercial development.

Response: This proposal is for a site located within the regional centre and will support the existing office use on site.

Policy CC1 Primary Economic Development Focus (City Centre and Fringe): identifies the city centre as a strategic economic location and focus of employment growth in the city and city region. The provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities will be encouraged in the City Centre to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.

Response: This application is within the city centre and seeks to diversify the range of uses available within the area, providing a vibrant employment location attractive to businesses, employees and visitors.

Policy CC5 Transport: outlines that, developers should work with public transport providers to ensure that all users are able to access development by sustainable means, especially taking account of times when developments are likely to be busiest. The development would be accessible by a variety of forms of public transport and would contribute to improving air quality.

Response: The site is located in a highly sustainable location within the city centre and is accessible via a range of public transport options. Whilst the proposals will see the loss of 8 parking spaces, 5 parking spaces are to be retained, and these will be upgraded to electric charging spaces, for use by the those who occupy the office space. In addition, cycle parking is also provided at basement level.

Policy CC9 Design and heritage: states that, development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Response: The proposals seek the partial change of use of the basement and do not include any external alterations. Therefore, there will be no material impact on any heritage assets.

Policy EN1 Design Principles and Strategic Character Areas: states that opportunities for good design to enhance the overall image of the City should be fully realised.

Response: This proposal is of a well-considered, good quality design, and seeks to diversify the offering within the building and surrounding area.

Policy DM1 Development Management: sets out the requirements for developments in terms of BREEAM and outlines a range of general issues that all development should have regard to. Of these the following issues are or relevance to this proposal:

- appropriate siting, layout, scale, form, massing, materials and detail;
- impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- accessibility to buildings, neighbourhoods and sustainable transport modes;
- impact on safety, crime prevention and health; and
- impact on biodiversity, landscape, archaeological or built heritage.

Response: This proposal is of appropriate design and detail, utilising the existing basement to provide a greater range of services within the building. Access will be taken from the rear of the building via the existing access located off Artillery Street. Access will be restricted to the basement gym, ensuring only those with an appointment will be able to gain access. This will ensure safety is maintained and the potential for crime reduced. Given the nature of the proposals there will be no impact on heritage.

Saved UDP Policies

The Unitary Development Plan for the City of Manchester (the UDP) was adopted by the Council in July 1995 as the statutory document which sets out guidelines for all development in Manchester and provided a framework from which to base decisions about planning applications. There are a number of policies which were 'saved' under paragraph 1(3) of Schedule 8 of the Planning and Compulsory Purchase Act 2004 by the secretary of state, of which one is relevant to this application.

Policy DC18.1 Conservation Areas: outlines that careful consideration will be given to development proposals within Conservation Areas. The policy seeks to preserve and enhance the character of its conservation areas. This includes carefully considering the effect of major changes to the appearance of existing buildings.

Response: The proposals will maintain the character of the conservation area due to the nature of the development having no impact.

Guide to Development in Manchester SPD and Planning Guidance (April 2007)

The Guide to Development SPD is a material consideration in decision making and sets out the design principles and standards that the City Council expects new development to achieve. Part 1 of the SPD refers to design principles and standards such as in relation to high quality developments that are safe, secure and accessible to all.

The SPD states that proposals should seek to ensure that the uses of buildings reflect their purpose and the place in which they are located. Development should enliven and define neighbourhoods and promote a sense of place. Development should have regard for the location of sustainable public transport and its proximity.

It goes on to state that developments that remain flexible and allow for new users and functions will be supported. Internal space within buildings should be designed such that it retains a long-term flexibility for adaptation for use by future users. The conversion of existing buildings for a range of new uses is encouraged, ensuring that proposals are fully accessible for disabled people.

In relation to crime issues, the SPD requires that prevention measures should be demonstrated, and include the promotion of informal surveillance, CCTV, good lighting and stewardship.

Response: The proposal promotes the flexibility of space within 15 Quay Street, seeking to diversify the uses within the building. This use will facilitate the future enjoyment of the building for its users.

City Centre Strategic Plan 2015 – 2018

The City Centre Strategic Plan is a material consideration in the determination of planning applications which sets out that Manchester city centre has changed dramatically over the past 15 years and is now one of the most dynamic centres in Europe. Significant private and public sector investment has led to a more vibrant and diverse cityscape.

Response: The proposal supports the use of surplus space within the basement of an existing office building which will support the civic and economic progress of the city in line with the strategic

CONCLUSION

The application is for the partial change of use of the basement to create a basement Gym (Use Class E (d)).

It has been demonstrated above that this proposal is entirely in accordance with planning policy and as such should be considered for approval.

I trust the enclosed is satisfactory to allow you to register the application, and I look forward to acknowledgement of its receipt. Should you wish to discuss the proposals or have any queries please do not hesitate to contact me.

Yours Faithfully,

Diane Ellis
Associate Director