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Julie Roscoe
Director of Planning, Building Control & Licencing
Development Management
Manchester City Council
Town Hall Extension
Albert House
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By email only to: planning@manchester.gov.uk

Dear Ms Roscoe,

Planning Application on behalf of Molo Hotels (Manchester M4) Ltd – 7 Ducie Street, Manchester M1 2JB.

I am instructed by my client, Molo Hotels, to submit a full planning application for a change of use from class E to class C1 use at La Reserve, 7 Ducie Street, Manchester, M1 2JB.

This application has been submitted via the Planning Portal (ref no PP-10078585). This letter, in conjunction with the completed application form and certificates, planning drawings and the requisite planning application fee comprise the applicant's full planning submission.

The planning application drawings comprises of the following:

- Existing Location Plan PL 00 001 Rev A
- Existing Site Plan PL 00 005 Rev A
- Existing Ground Floor Plan PL 00 011 Rev A
- Existing South East Elevation PL 00 021
- Proposed Ground Floor Plan PL 00 111 Rev A
- Proposed South East Elevation PL 00 200 Rev A

In addition to the above information, it is requested that the Council ensure that the contents of this letter is taken into consideration in the determination of this application.

Background

In order to provide for the ongoing requirements of the existing approved C1 use at no 7 Ducie Street, there is a need to change the existing E class retail floorspace at ground floor to provide additional front of house lobby area.

Therefore, this application proposes a change of use of this ground floor area at no 7 Ducie Street, as identified on the submitted planning drawings, to C1 use, to be used as part of the additional ground floor lobby and front of house area for the benefit of the current C1 operation.



The application includes for the minor external alterations associated with the change of use, which are limited to the installation of louvre panels in the south east elevation.

Planning History

A review of the Council's on-line planning register confirms the following decisions relating to the property.

The site was approved as a retail use (formerly class A1, now class E) under the following planning permission.

Ref	Address	Description	Decision
110042/FO/2015/C2	81A Dale Street Manchester M1 2HG	Elevational alteration to facilitate relocation of main entrance and alterations to garage access and rear extension to existing reception space and creation of new class A1 (Shop) unit.	Approved 26 Nov 2015

Site Location

The property is situated to the east fringe of Manchester City Centre and just a few minutes walk from Manchester Piccadilly Station, located to the south. It is located on the north side of Ducie Street at the junction with Dale Street, which extends along its western elevation.

Adjacent to the northern boundary of the property is the Rochdale Canal, which the existing property overlooks. Opposite, to the south side of Ducie Street, is the Ducie Street Warehouse hotel, and adjacent to this, Morrison's convenience store. Hotel Dakota and Premier Inn are located nearby, to the east and west of the property, respectively.

The property is therefore located in a commercial area of the city, within a conglomeration of serviced apartment and hotel uses that benefit from proximity to the station and the city centre.

The property is not listed, nor is it within a Conservation Area, albeit the boundary of Stevenson Square Conservation Area is a short distance to the north west, at the junction of Dale Street and Lena Street. Additionally, the Rochdale Canal Lock (Dale Street Lock) to the rear of the property, the Rochdale Canal Office, Entrance Archway and Lodge to the yard of the Rochdale Canal Company (also on Dale Street), and Ducie Street Warehouse, to the south, are Grade II listed buildings or structures, as are a number of other properties further north along Dale Street.

The location of the property is shown below.

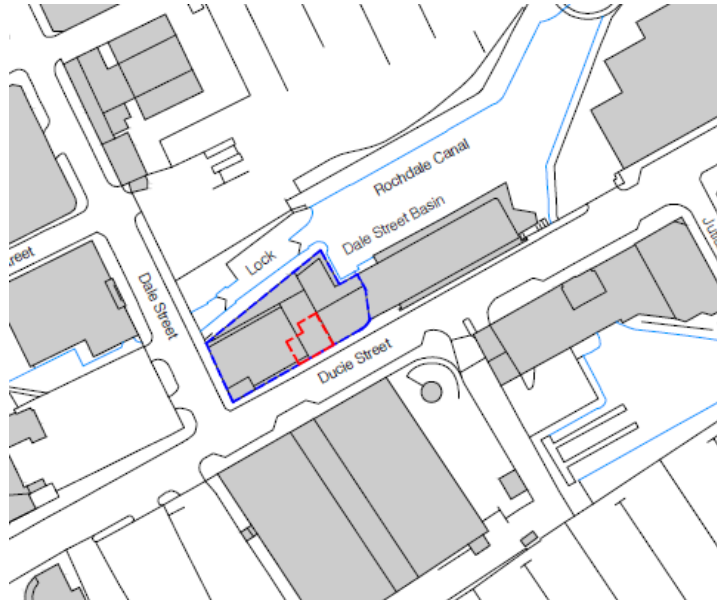


Figure 1- Site Location Plan

Proposal

This application seeks full planning permission for the change of use of the existing E class retail unit at ground floor to C1 use, in order to provide additional front of house and lobby facilities for the existing C1 operation at the property. The application includes details of the minor external alterations, in the form of new louvres, required as part of this change of use.

Relevant Planning Policy

The National Planning Policy Framework (NPPF), at paragraph 47 confirms that planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Section 12 of the NPPF provides a focus on achieving well designed places. The NPPF also sets out, at paragraph 11, the presumption in favour of sustainable development and as such, development proposals which accord with an up-to-date Development Plan should be approved without delay.

The Development Plan for Manchester consists of the following:

- The Core Strategy (2012)
- Saved policies of the Unitary Development Plan

There are considered to be no policies of the saved UDP relevant to this proposal. However, the following Core Strategy planning policies are considered to be relevant to the determination of this application.

The Core Strategy 2012

Policy CC 1 Primary Economic Development Focus: City Centre and Fringe sets out the Council's proposals for promoting economic growth and new employment. It also supports the provision of a range of economic development uses including leisure and tourism and the enhancement of existing facilities.

Policy CC 4 Tourism, Culture and Leisure confirms that the City Centre will be the focus for culture and leisure and proposals to improve the appearance, use and accessibility of visitor attractions and associated facilities will be supported. Specifically, C1 development that contributes to the quality of the City centre offer will be supported.

Policy CC 9 Design and Heritage requires proposals to be of the highest standard of design in terms of appearance and function. Development in the City Centre should preserve or enhance identified heritage assets.

Policy EN 1 Design Principles and Strategic Character Areas states that all development will be expected to follow the seven principles of urban design, including, inter alia, 'adaptability' and 'quality of the public realm'.

Key Planning Considerations & Assessment

Principle of Development

The proposed change of use seeks to improve the existing front of house and lobby facilities on offer 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.

Design

The application includes details of the minor changes to the external elevations, in the form of new louvres, that are associated with the change of use application.

The proposed works will be entirely in keeping with the overall contemporary appearance of the existing building.

Overall, the proposal is in accordance with Core Strategy design policies CC9 and EN 1.

Summary & Conclusion

After consideration of the relevant policies, it is demonstrated that this application for change of use of the existing ground floor E class use to C1 use, and associated external alterations, is policy compliant and is therefore acceptable in planning terms. There is therefore a compelling case for the granting of permission without delay.

I trust that the enclosed information is sufficient to enable you to validate the application and look forward to receiving your confirmation of validation in due course. Please contact the undersigned in the first instance should you require any further information.

Yours sincerely

Neil Jones

Neil Jones

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Director

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