

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133577/FO/2022

Date registered valid: 21 April 2022

Proposal: Change of use from Office (Use Class E(g)(i)) to Office (Use Class E(g)(i)) and Education use (Use Class F1(a)) at the 9th Floor of City Tower, Piccadilly Plaza.

Address: Ninth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT

Ward(s): Deansgate Ward

Applicant: City Tower Unit Trust C/o Schroder Real Estate Investment Management Two St Peter Square, Manchester, M2 3AA

Agent (if any): Harry Bolton CBRE 10th Floor, One St Peters Square, Manchester, M2 3DE

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

Recommendation: Approve

Date of recommendation: 31 May 2022

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit:

Standard consultations:

Printed: 4 May 2022 Expired: 25 May 2022

Neighbour notifications

Printed: 4 May 2022 Expired: 25 May 2022

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The application site relates to the 9th floor of the City Tower building that is located on Parker Street in the City Centre. City Tower is approximately 30 storeys high and has shops and businesses at ground level, car parking above on level 2 and then 28 floors of office accommodation. To the front of the unit is Piccadilly bus station and Piccadilly Gardens. The area surrounding the application site is commercial in nature.

Description of Development

Change of use from Office (Use Class E(g)(i)) to Office (Use Class E(g)(i)) and Education use (Use Class F1(a)) at the 9th Floor of City Tower, Piccadilly Plaza.

Consultations & Notification Responses

Local residents were notified however no responses were received

Highways: no objections and recommendation of a travel plan condition.

Environmental Health – the refuse strategy is acceptable.

Issues

Relevant Core Strategy Policies

Policy SP1: Spatial Principles

Policy CC1: Primary Economic Development Focus: City Centre and Fringe

Policy EC8: Central Manchester

Policy EN3: Heritage

Policy DM1: Development Management

Principle of Development

The Principle of Development

The new educational use is proposed due to the 9th floor being vacant and not being attractive to let despite being vacant since June 2019. The educational use proposed is considered to be acceptable in this location as it would complement and enhance the existing commercial offer within the heart of the City Centre. The use would be a quiet use that would be compatible with neighbouring uses and it is not considered that the new use would cause any undue disamenity within the area. The hours of operation proposed are consistent with nearby office and the space would only be used in the daytime and early evening. The proposed use is therefore considered to be acceptable in this location.

Visual amenity

No external alterations are proposed.

Highway considerations

The Site is in a highly sustainable location, accessible via a range of transport modes. The site benefits from cycle parking within the Level 2 of the building and further cycle parking is provided within the basement. The Transport Assessment confirms that the educational facility will have access to the Cycle Hub, showers and cycling facilities.

The site is sustainably located and is accessible by public transport. The site is located a short walk from Piccadilly Station, Manchester's major Train Station and Metrolink Interchange. A bus interchange is also located at Piccadilly Gardens, directly adjacent to the site. Additionally, Piccadilly Gardens Metrolink stop is located immediately adjacent to the site. A series of public car parks are located within close proximity to the site. The proposal is acceptable in this regard.

Security

Each student would be issued with an ID card and pass to operate the reception barriers/ lifts during teaching hours. This is acceptable. The comments made by Greater Manchester Police have been responded to by the applicant.

Access

Access to the ninth floor would be via a lift from the existing access point off Parker Street. Safe and level access can be achieved into and throughout the building. The proposal is therefore acceptable in this regard.

Waste - The proposed waste and recycling arrangements as detailed above are considered to be acceptable.

For the above reasons, the proposal is considered to be acceptable and consistent with policies SP1 and DM1 of the Core Strategy

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 a planning application officers worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning 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:

Received by the City Council as Local Planning Authority on 21 April 2022:

Location Plan drawing ref. P907- 600

Existing Floor Plan drawing ref. 10405/008/16

Proposed Floor Plan drawing ref. 907-SK141220

Transport Statement document no. T001 Issue 2 dated 6 April 2022 prepared by Cora IHT
Waste Management Proforma

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) The development hereby approved shall be carried out in accordance with the Transport Statement document no. T001 Issue 2 dated 6 April 2022 prepared by Cora IHT received by the City Council as Local Planning Authority, on the 21 April 2022.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
- ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

4) The development shall be carried out in accordance with the submitted scheme for the storage and disposal of refuse as detailed in the approved documents 'Waste Management Proforma' received by the City Council as Local Planning Authority on 22 April 2022. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of public health and residential amenity pursuant to policy DM1 of the Core Strategy.

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

08.00 to 19.30 Monday to Friday

(No opening on Saturdays, Sundays or Bank Holidays)

Reason - In interests of 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.

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

5 New York Street, Manchester, M1 4JB
Second Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
AEGIS OUTSOURCING UK LTD, Seventh Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Piccadilly Bus Station, Oldham Street, Manchester, M1 1JQ
1 New York Street, Manchester, M1 4HD
Unit G1, The Exchange, Piccadilly Gardens, Manchester, M2 7EH
GRAHAM COFFEY & CO LLP, First Floor, Faulkner House, Faulkner Street, Manchester, M1 4DY
ATKINS LIMITED, Suite 2A, The Exchange, 3 New York Street, Manchester, M1 4HN
Basement And Ground Floor, 12 Piccadilly, Manchester, M1 3AN
First Floor To Fourth Floor, 12 Piccadilly, Manchester, M1 3AN
Twenty Ninth Floor Rooms 909-910, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Fifth And Sixth Floor, 1 New York Street, Manchester, M1 4HD
Unit B3, The Exchange, Mosley Street, Manchester, M1 4AJ
Unit B4, The Exchange, Mosley Street, Manchester, M1 4AJ
Fifteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
AO RETAIL LIMITED, Sixth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Fifth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Forrest Media Ltd, City Screen, Piccadilly Plaza, Manchester, M1 4BT
Department Of Enviroment, City Tower, Piccadilly Plaza, Manchester, M60 7JR
Quality Save, Unit C2, Piccadilly Plaza, Manchester, M1 4AH
Twenty Third Floor, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Second Floor, The Exchange, 3 New York Street, Manchester, M1 4HN
35 Piccadilly Plaza, Manchester, M1 4AJ
Unit E4, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Unit 4, City Tower, Piccadilly Plaza, Manchester, M1 4HN
Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Unit C1, Piccadilly Plaza, Manchester, M1 4AJ
35 - 36 Piccadilly Plaza, Manchester, M1 4AJ
Unit D, Piccadilly Plaza, Manchester, M1 4AJ
The Exchange, Mosley Street, Manchester, M1 4AJ
Unit B1, Piccadilly Plaza, Manchester, M1 4AH
CITY SPECS LTD, Unit E2B, City Tower, Piccadilly Plaza, Manchester, M1 4AJ
First Floor, 2 New York Street, Manchester, M1 4HJ
Basement, 2 New York Street, Manchester, M1 4HJ
First Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Sixteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Second Floor, 1 New York Street, Manchester, M1 4HD
Tenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Unit B3, City Tower, Piccadilly Plaza, Manchester, M1 4AH
Ground Floor, 5 New York Street, Manchester, M1 4JB
Twenty Seventh Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Fifth Floor Suite A, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Ninth Floor Room 906, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Twenty Ninth Floor Rooms 902 And 903, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Twenty Ninth Floor Room 904, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Unit A, The Exchange, Piccadilly Gardens, Manchester, M1 4BT

Nineteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Piccadilly Bus Station, Piccadilly, Manchester, M1 4AJ
Seventh Floor, 1 New York Street, Manchester, M1 4HD
Turning Point, First Floor, The Exchange, 3 New York Street, Manchester, M1 4HN
Eleventh Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Unit B5, The Exchange, Piccadilly Plaza, Manchester, M1 4AH
Third Floor, Faulkner House, Faulkner Street, Manchester, M1 4DY
Twenty Second Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Eighth Floor, 1 New York Street, Manchester, M1 4AD
Fifth Floor, The Exchange, 3 New York Street, Manchester, M1 4HN
First Floor, 1 New York Street, Manchester, M1 4HD
EXACTA PLC, Second Floor, 5 New York Street, Manchester, M1 4JB
Ground Floor, Faulkner House, Faulkner Street, Manchester, M1 4DY
Third Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Unit 1, Piccadilly Gardens, Manchester, M1 1LS
Fourteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
THE PARLIAMENT AND HEALTH SERVICE OMBUDSMAN, Third Floor, The Exchange, 3
New York Street, Manchester, M1 4HN
Third Floor, 1 New York Street, Manchester, M1 4HD
Fourth Floor, The Exchange, 3 New York Street, Manchester, M1 4HN
Ninth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Ninth Floor, 1 New York Street, Manchester, M1 4HD
Unit 2C Basement And Ground Floor, The Exchange, Piccadilly Plaza, Manchester, M1 4AJ
Twenty Ninth Floor Room 907, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
PROFESSIONAL MORTGAGE SERVICES UK LLP, Part Ground Floor Left, 5 New York
Street, Manchester, M1 4JB
Twenty First Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twelfth Floor, 1 New York Street, Manchester, M1 4HD
Eleventh Floor, 1 New York Street, Manchester, M1 4HD
Tenth Floor, 1 New York Street, Manchester, M1 4HD
Third Floor Room 1, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Unit B4, City Tower, Piccadilly Plaza, Manchester, M1 4AH
First Floor, 5 New York Street, Manchester, M1 4JB
HAYS SPECIALIST RECRUITMENT, Fourth Floor, City Tower, Piccadilly Plaza, Manchester,
M1 4BT
P T S CONSULTING (UK) LTD, Part Ground Floor, 5 New York Street, Manchester, M1 4JB
Third And Fourth Floor, 2 New York Street, Manchester, M1 4HJ
Twentieth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Eighth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Unit E3, City Tower, Piccadilly Plaza, Manchester, M1 4HN
The Exchange, 3 New York Street, Manchester, M2 3BA
Twenty Ninth Floor Room 905, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
2 New York Street, Manchester, M1 4HJ
Twenty Fourth Floor, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
37 Piccadilly Plaza, Manchester, M1 4AJ
Ground Floor And First Floor, The Exchange, Piccadilly Gardens, Manchester, M1 4AJ
The Exchange, Piccadilly Gardens, Manchester, M1 4BT
Thirteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
7 New York Street, Manchester, M1 4JB
Twenty Third And Twenty Fourth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Second Floor, 2 New York Street, Manchester, M1 4HJ
Twenty Sixth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Eighteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Eighth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT

The Alchemist, Ground Floor, 1 New York Street, Manchester, M1 4HD
Unit 5, City Tower, Piccadilly Plaza, Manchester, M1 4HN
Fourth Floor, 1 New York Street, Manchester, M1 4HD
Twelfth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Unit B2, The Exchange, Piccadilly Plaza, Manchester, M1 4AH
6A Piccadilly Plaza, Manchester, M1 4AH
Second Floor, Faulkner House, Faulkner Street, Manchester, M1 4DY
BRUNTWOOD ESTATES ALPHA, Third Floor, 5 New York Street, Manchester, M1 4JB
Fourth Floor, Faulkner House, Faulkner Street, Manchester, M1 4DY
Twenty Ninth Floor Room 908, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Fifth Floor, Faulkner House, Faulkner Street, Manchester, M1 4DY
Faulkner House, Faulkner Street, Manchester, M1 4DY
Twenty Ninth Floor Room 900, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
AVENSURE LIMITED, Twenty Fifth Floor Suite B, City Tower, Piccadilly Plaza, Manchester, M1 4BT

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