

Manchester City Council
Planning Department
Town Hall
Manchester
M60 2LA

Date: 11 December 2020

Our ref: 62733/01/SPM/FL/19191316v1

Your ref:

Dear Sir or Madam

Manchester: Unit 106 Temperance Street, Manchester – Change of Use to Fitness Studio

Nathaniel Lichfield & Partners [Lichfields] is pleased to submit an application for planning permission for the “*Change of use to Fitness Studio (Class E)*” at Unit 106, Temperance Street, Manchester on behalf of Urban Reform Ltd.

The application was submitted via the Planning Portal on 10 December 2020 (ref. PP-09316425) and in addition to this covering letter comprises the following:

- Application form and certificate prepared by Lichfields;
- Waste Management Proforma;
- Site Location Plan (ref. A100);
- Proposed Waste Collection Plan (ref. A106);
- Proposed External Frontage (ref. A105);
- Proposed Floor Plans (ref. A103);
- Proposed Sections (ref. A104);
- Existing Floor Plan (ref. 1010); and,
- Existing Sections (ref. A102).

This is in accordance with the validation requirements as advised by Manchester City Council prior to submission on 20th November 2020. This cover letter sets out the main planning considerations relevant to the determination of the planning application.

The requisite fee for this application is £462.00. This has been paid via the Planning Portal.

The Site

The site comprises the entirety of Unit 106, Temperance Street in Manchester City Centre. There is no external space associated with the unit. The unit is located under an archway of the railway line. The line is

still active and runs above the unit. The site's location is reflected on the accompanying Location Plan (ref. A100). The floorspace is currently vacant. It is understood the last use of the site was for storage by Network Rail in association with the railway.

There are numerous similar units in the near vicinity of the site. These are occupied by a mix of uses with a number of them being vacant. For example, opposite the site lies Unit 8, occupied by a 3D Set company, providing exhibition stands and scenery design. To the east of the site lies Unit 6 which is occupied by Fairfield Social Club. Unit 107 that lies adjacent to the site is currently vacant. As such, there is no single type of existing development in the near vicinity of the site.

The building is unlisted and is not located in a Conservation Area. The site is Flood Zone 1 and is therefore at low risk of flooding. Vehicular and pedestrian access to the site is off Temperance Street. Unrestricted on road parking available along Temperance Street and surrounding streets.

The site is well served by public transport links being within the city centre. Manchester Piccadilly Train Station is an approximately 0.9km walk from the site which offers both national and local services. There are also several bus stops located on Fairfield Street (a 0.9km walk northwards from the site). These provide links to areas such as West Didsbury, Ancoats, and Ashton-under-Lyne.

Planning History

In April 2019, an application for the change of use of the site to an art gallery and shop (A1) was submitted (ref. 123040/FO/2019). The application was approved in on 5th June 2019. However, it is understood that the conditions attached to this permission have not been discharged (from a review of the Council's online planning register) and the permission has not been implemented.

From reviewing the Council's online planning register, there is no other relevant planning history on the site. There are a number of relevant planning permissions in the surrounding area. A number of nearby units within the railway arches have been granted planning permission for leisure uses. One example is a dance studio at Unit 92 that gained planning permission (ref. 125038/FU/2019) on 6th February 2020.

The Proposals

The proposals consist of a change of use of vacant floorspace of Unit 106 Temperance Street to a fitness studio. Urban Reform Ltd (the applicant) is the intended occupier. Urban reform currently has an existing and successful premises on Pollard Street East, Ancoats. This new unit would build on this success and expand Urban Reforms offer in the city. The business offers access to gym equipment for ad hoc training sessions, private personal training and nutrition coaching as well as a range of exercise classes. The gym would open Monday- Saturday between 06:00 – 22:00 and on Sundays between 06:00 – 20:00.

The proposed internal layout is shown on the Proposed Floor Plan (ref. A103). The plan also provides 3D imaging of the proposals for absolute clarity. When entering the unit, three separate rooms for a toilet, waste storage and a locker room is to be located immediately to the right. Fitness equipment runs parallel the unit's eastern, northern and western walls, with separate spaces for Elite Training, Personal Training, Boxing and Fitness Classes, and a walkway through the middle. A fire escape corridor runs along the length of the unit's western edge, providing an escape for users furthest away from the main access. Overall, there are only minor internal alterations proposed and these are not significant in nature.

No external works are required to facilitate this change of use including provision of fume extraction systems or air conditioning units. The proposed external elevation/frontage plan (ref. A105) confirms this. It should be noted that any external signage will be subject to a separate advertisement consent application, with the details on the accompanying external elevation/frontage plan being for illustrative purposes only.

Planning Policy

The Development Plan for Manchester comprises the Manchester Core Strategy that was adopted on 11 July 2012 together with the saved policies from the Manchester UDP and the Proposals Map.

The site is not allocated for a particular use within the Council's Proposals Map. An extract of the Proposal Map is shown in Figure 1 below. The site is located within the city centre and there are ten specific city centre policies within the Core Strategy. The purpose of these policies is to promote a vital and viable city centre; policies CC1, CC5 and CC10 are directly relevant to the proposals.

Figure 1 Figure 1 Unit 106 Temperance Street - Extract from MCC's Proposals Map



Source: MCC's Adopted Proposal Map

The Greater Manchester Spatial Framework [GMSF] will provide a Greater Manchester-wide strategic plan for the area. In October 2020, the draft publication version of the GMSF was made available as a background paper to various committee reports. Its actual publication has been delayed and some further changes to the document are anticipated before it is the subject of consultation. This will probably take place early in 2021. However, the document is strategic in nature, whereas these proposals are minor and would raise only local issues. As such the emerging GMSF is not particularly relevant to the proposals.

National Planning Policy comprises the National Planning Policy Framework [the Framework] which was published on 19th February 2019 and the Planning Practice Guidance that was updated most recently on 20th February 2019.

Main Planning Considerations

The Principle of Development

The site is not allocated for a particular use within the Council's Development Plan. However, the site lies within defined city centre boundary. Policy CC1 of the Core Strategy seeks to ensure that the city centre remains a strategic economic location and the focus of employment growth in the City Region. Leisure uses such as fitness studios are an employment generating use. It is envisaged that there will be up to 6 staff working at the studio. It is therefore considered that the proposals meet the objectives of Policy CC1.

Furthermore, the proposed use will deliver social benefits; the fitness studio will enable members to improve their health and fitness. The proposed use would not conflict with other uses within the city centre or within the site's immediate locality. It would not conflict with the Core Strategies overall objectives for the City Centre of being the focus for economic growth.

Planning permission has previously been granted on the site for an art studio, with a range of existing mixed-use development in the site's vicinity including a dance studio and boxing club. As such, it has been

demonstrated that a range of development has previously been supported by the Council both on the site itself and in its locality. Therefore, it is considered that the development accords with policies of the Core Strategy and is acceptable in principle.

Amenity

Policy DM1 of the Core Strategy indicates all development should have regard to effects on amenity including noise. Saved UDP policies DC26.1-DC26.6 are intended to reduce the impact of noise on people living and working in, or visiting, the City.

As set out above, validation requirements for the application were agreed with the Council prior to submission. As part of this, it was confirmed by the Environmental Health Officer that a noise assessment would not be required to accompany the submission.

As the unit is to be occupied by a fitness studio with firm opening and closing times (6am – 10pm Monday to Saturday and on Sundays between 06:00 – 20:00), it is unlikely to result in excessive or continued noise that will have an impact on the amenity of surrounding uses. Notwithstanding this, given the site's location within a railway arch there is an acceptance that the site is subject to existing noise disturbance from the railway lines. Furthermore, the surrounding uses are commercial so there are no noise sensitive neighbours within the immediate vicinity of the site. For these reasons, it is considered that the resultant noise and disturbance to neighbouring uses will be nominal.

Accessibility, Servicing and Deliveries

The development is located in an accessible location within the City Centre. Manchester Piccadilly Train Station is an approximately 0.9km walk from the site. There are also several bus stops located on Fairfield Street (a 0.9km walk northwards from the site), providing links to areas such as West Didsbury, Ancoats, and Ashton-under-Lyne. As such the proposals accord with Policies CC5 which requires developments to be accessed by sustainable forms of transport.

Policy CC10 relates to accessibility of the development. The existing unit is wholly accessible from a disabled access and customer / staff perspective. There are no level changes when accessing the unit or within the unit itself. As such, all users will be able to use the space effectively.

In terms of deliveries, it is envisaged that in addition to a daily postal delivery to the site other deliveries would be infrequent, likely every 2/3 weeks. There will be a period of more frequent deliveries when the proposed studio is first being set up, with the arrival and installation of fitness equipment. Deliver methods vary but are typically made by van.

Waste Management

The accompanying Waste Management Strategy and Waste Collection Point Plan (ref. A106) provides details of the bin storage area that serves the building. There will be a separate storage area within the unit where all receptacles for waste will be located, that will only be accessed by staff members. The Waste Collection Point Plan (ref. A106) demonstrates where the bins will be collected on a weekly basis with separate provision for recycling.

Conclusions

The proposed development performs a positive economic, social and environmental role. Economically, the proposals are employment generating; it is envisaged there will be up to 6 staff working at the studio. They will also make further contributions to the local economy through expenditure. A proportion of this

expenditure would be captured locally. The utilisation of vacant city centre floorspace is an added benefit to the vitality and viability of the city.

Furthermore, the proposed development will help improve members health and fitness, a critical social benefit. This has become particularly important during the global coronavirus pandemic, with national government looking to improve the country's obesity rates, and it being proven that exercise can help improve mental health.

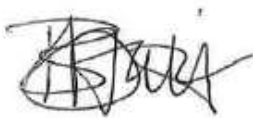
The development benefits from high quality and convenient public transport connectivity which can be utilised by staff and members negating the need to travel by non-car modes for the majority of people which is a direct environmental benefit of this city centre location.

The proposals relate to a type and form of development appropriate to the site's locality as such accords with relevant policies relating to the city centre within the core strategy. The submission demonstrates that the development proposals would not have any adverse environmental effects and would deliver social and economic benefits. Indeed, it will improve members health and fitness as well as bringing a vacant office back into active use and generating 6 direct jobs.

It is concluded that the proposed development performs a positive economic, social and environmental role and comprises sustainable development in accordance with the provisions of the Framework. The proposals accord with the Policies contained within the Development Plan; we therefore consider that planning permission should be granted for the proposed development

We trust that you will be able to determine the application in an expeditious and positive manner and that you have sufficient information to validate the application, however, if you have any queries regarding this submission please contact me on 0161 837 6130.

Yours sincerely



Rebecca Hilton
Senior Planner