

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

08 July 2020

Dear Jennifer,

Mulbury City - Blossom Street, Manchester

Application for the Change of Use of Part of the Ground Floor of Block B of the Blossom Street Development as a Commercial Unit

On behalf of our client, Mulbury Homes (Blossom Street) Ltd, we hereby submit an application in respect of Block B of the development at Blossom Street, in Manchester City Centre. The application is for the proposed re-introduction of the commercial unit on the corner of Blossom Street and Gun Street in Block B of the development.

The applicant has been in discussions with an operator who propose to introduce a café / restaurant use (Use Class A3) to the unit.

Planning History

Full Planning Permission was granted for a residential development at Blossom Street in January 2017 (Reference: 112256/FO/2016). Since then, a series of minor material amendment and non-material amendment applications have been approved.

The description of development approved under application reference 112256/FO/2016 is as follows:

"Erection of 1 x 8 storey building and 1 x 7 storey building to form 140 residential apartments and 3 townhouses (143 units in total) with ground floor commercial uses (Use Class A1, A2, A3, A4, A5, B1 and / or D1) (378 sq.m), car parking, boundary treatment, public realm works, access and servicing arrangements and other associated works following demolition of existing buildings"

An application (ref 115595/JO/2017) was subsequently submitted and approved in April 2017:

"Variation of planning conditions 2 and 26 and removal of condition 39 of planning permission 112256/FO/2016 to allow elevational alterations to blocks A and B including realignment of Gun Street elevation to Block B together with internal reconfiguration including the reduction in commercial floor space associated with blocks A and B to create internal amenity area"

The most recent application for Minor-Material Amendments was granted consent in March 2018 (ref: 118307/JO/2017), with the following description of development:

"Variation of planning condition 2 to Planning Permission 115595/JO/2017 to allow elevational alterations and alterations to internal layout together with creation of a roof top terrace to Block B".

Planning permission Ref. 118307/JO/2017 is the planning permission that is currently being implemented. The construction is well underway and completion is expected early in 2020.

On the 17th September 2019, a drop in application was approved (ref:122786/FO/2019) for amendments to the commercial unit located in Block A.

Proposed Amendments

The previously approved development will operate as a purpose built Private Rented Sector Scheme. The proposed development is envisioned to provide something unique to the Manchester residential market, whilst remaining in keeping with the heart and spirit of the Ancoats neighbourhood – particularly in respect of supporting independent start-up businesses.

This application proposes to re-introduce a commercial unit at the corner of Gun Street and Blossom Street in Block B of the development. The original planning permission (ref: 112256/FO/2016) included a commercial unit at this location. The unit was removed from the proposals in an amendment application which replaced the space with residential amenity space (ref: 115595/JO/2017). This application seeks to re-introduce the commercial unit at this location.

The occupier has an existing operation in the Northern Quarter which has been operating successfully for two years. Their proposal at Blossom Street is intended as a small café / restaurant (Use Class A3). that would complement the wider proposal for the Blossom Street development

The venue will serve food from opening until closing and does not intend to attract an alcohol-only clientele. On-street alcohol consumption will be wholly denied. Capacity will be regularly monitored to ensure a relaxed space with all diners sat at their seats when being served. The intention for the unit is not as a standing-only environment for patrons.

Noise will be monitored by staff and management, with doors to the venue remaining closed at all times, and patrons prevented from congregating outside in large numbers. No live-music or performance entertainment is proposed.

A documented smoking policy will be in place, and 24-hour digital CCTV inside and outside the venue (with a documented risk assessment being carried out pre-opening).

The application is proposed to reconfigure the ground floor of Block B of the development only. All other floors of Block B and Block A will be developed and approved under the most recent Minor-Material Amendment application (ref: 118307/JO/2017) and the drop in application for the commercial unit in Block A (ref:122786/FO/2019).

Proposed Description of Development

This application seeks planning permission for the following Description of Development:

"Application for the Ground Floor of Block B of the Blossom Street development to allow the reconfiguration of the ground floor to introduce a commercial unit (Use Classes A1 (excluding convenience retail), A2, A3, B1 and / or D1) and other associated works, pursuant only to planning permission reference 118307/JO/2017"

Justification

The proposed development is required to facilitate the introduction of the potential occupier. The proposals will allow the introduction of a dynamic new use to Ancoats and would bring activation to Blossom Street and Gun Street. The proposed use would also improve the food and beverage offer for residents within the building & in the local area. The wider Use Classes are proposed to be retained to allow for flexibility moving forward, the principle of which has already been approved by the original planning permission.

Principle of Development

Mulbury's Proposed Blossom Street development will operate under the Private Rented Sector model, with ancillary amenity space and services to complement the residential uses. This is expected to include a roof terrace, a lounge, co-working space and library space for the residents of the building.

To support the extensive and high quality amenity provision for future residents the operator is seeking to provide complementary commercial space at the ground floor. The current proposals seek to add further amenity to the local residents whilst also supporting the Ancoats local neighbourhood.

Management

The proposed occupier has produced a robust Management Plan for the operation of the unit. It outlines the steps to be taken to monitor noise and capacity levels, and details the experience the owners have in the area. The unit will have a capacity of around 30 tables. There will be no external seating area.

Noise and Vibration

DBX Acoustics have prepared an assessment of noise emissions for the proposed commercial unit in Block B assessing activity noise emissions, noise transfer to the residential uses above and building services noise emissions.

The assessment sets out the required noise limits to meet MCC guidance and any mitigation measures required to meet the noise limits. The recommendations in the report will be addressed in the proposed development.

Waste

The refuse strategy and store areas will remain the same as those approved by application 112256/FO/2016, as amended by 118307. The principle of segregated commercial and residential refuse remains unchanged.

The residential waste stores in each block remain unchanged from the previous consented layout and were calculated to provide the required space set out within MCC planning policy.

Further details can be found in the resubmitted updated Waste Proforma and the Refuse Store Plan prepared by Tim Groom Architects.

Plant

The final plant specifications have not been confirmed. We therefore suggest that a condition be applied to any decision notice that requires the plant information to be submitted via a condition, with suggested wording below;

"Prior to the first occupation of the residential element of the proposed development details of the mechanical ventilation system shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of the residential element of the development and thereafter retained and maintained in situ."

Fumes

The Ventilation Strategy for the original planning permission (ref: 112256/FO/2016) remains valid for this application as it sets out the outline strategy for approaching the ventilation of the commercial / retail units.

As with the original permission, the tenants will be responsible for the design, approval and installation of the required ventilation systems. A drawing is submitted that indicates the location of vents at the ground floor (027767_05_105_B – Gun Street Elevation). The inclusion of attenuation and odour reduction components will negate the risk of any problems with smells or excess noise. Full details are contained in the Technical Note prepared by Futureserv (ref: P6004/1) submitted with this application.

The louvres are designed to be in keeping with the existing façade.

Supporting Documentation

This application for Full Planning Permission is accompanied by the following plans and documents:

- Full Planning Permission Application Form prepared by Deloitte LLP;
- Existing and Proposed Plans, and Sections prepared by Tim Groom Architects;
- Acoustic Assessment prepared by DbX Acoustics;
- Updated Waste proforma and Refuse Store Plan prepared by Tim Groom Architects;
- 027767_05_105_B – Gun Street Elevation;
- Previously approved Ventilation strategy;
- Ventilation Technical Note ref: P6004/1 prepared by Futureserv; and
- Management Plan prepared by Potential Occupier.

We trust that you will find this application in order and we look forward to receiving written confirmation of their registration. The requisite fee has been paid via Planning Portal, (ref PP-08172509)

If you require any further details please contact myself using the details provided overleaf or Ellen Sanderson-Clark (esandersonclark@deloitte.co.uk / 0113 292 1119), or Rachel Hopkins (rachelhopkins@deloitte.co.uk / 0161 455 6812).

Deloitte.

Real Estate

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J Cooper', is shown within a light grey rectangular border.

John Cooper
Deloitte LLP