

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 126508/FO/2020

**Date registered valid:** 4 May 2020

**Proposal:** Change of use of ground floor from Restaurant (Use Class A3) to Hotel (Use Class C1) to provide an additional 6no. guest rooms and staff facilities and associated external alterations

**Address:** Ibis Hotel, Charles Street, Manchester, M1 7DG

**Ward(s):** Piccadilly Ward

**Applicant:** Mr Quentin Ricks Accorinvest 10 Hammersmith Grove, London, W6 7AP

**Agent (if any):** Mr Carl Murphy Leach Rhodes Walker Ground Floor West, 50 Dearmans Place, Manchester, M3 5LH

**Case officer:** Joe Hobbs  
Tel: 0161 600 8772  
Email: j.hobbs@manchester.gov.uk

**Recommendation:** Approve

**Date of recommendation:** 6 July 2020

## **Application details**

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:**

### **Standard consultations:**

Printed: 13 May 2020      Expired: 3 June 2020

### **Neighbour notifications**

Printed: 13 May 2020      Expired: 3 June 2020

### **Site notice**

Posted: 15 May 2020      Expired: 5 June 2020

### **Press advert**

No press advert had been published

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## **Description of site/building**

**Listed building:** Not applicable

**Conservation area:**

**Tree Preservation Order:**

## **Description of area**

The application site is the existing Ibis Hotel at the junction of Princess Street and Charles Street. The 9-storey building was constructed in 2000 and comprises 126 bedrooms over 8 floors. The building was designed in a contemporary style, with varying masses denoted by the use of different materials. The main entrance of the hotel is located off Charles Street underneath a large canopy. The building is not listed and is not in a conservation area, but is adjacent to the Whitworth Street Conservation area.

## **Description of development**

Planning permission is sought for change of use of ground floor from Restaurant (Use Class A3) to Hotel (Use Class C1) to provide an additional 6no. guest rooms and staff facilities and associated external alterations.

## **Consultations & Notification Responses**

Publicity was made regarding the application in the form of a site notice, local neighbours were notified of the proposals. No representations were received.

The following bodies were consulted on the proposals:

Highways Services - no objections

Environmental Health - no objections, recommended conditions regarding noise and air quality

Greater Manchester Police - recommended a condition to require implementation of physical security specifications

## **Issues**

The main issues to consider with regards the application are as follows:

### Principle of the change of use -

The application seeks to change use of part of the ground floor from restaurant to hotel, to allow the provision of a further 6no. hotel rooms. The previous tenant of the ground floor area subject to this application terminated their lease due to viability of the operation in this location. Attempts have been made to market the unit to other restaurant operators, but this has been unsuccessful. Other potential uses have been considered, however these have been thought to not be conducive to the overall hotel use in the building. The proposed change of use would increase the number of hotel rooms in the city, and improve facilities for business and leisure visitors. It would also provide an additional accessible room at ground floor. The principle of a hotel in this location has been established and the additional rooms would bring back vacant floor space into use.

### Highways -

The site is highly accessible by sustainable modes and is in close proximity to a range of public transport facilities including bus, train and tram. It is anticipated that the proposals would be unlikely to generate a significant increase in the level of vehicular trips therefore they would not raise any network capacity concerns. The existing servicing protocols would remain unaffected as would the waste management arrangements. Pedestrian access into the hotel would remain as existing.

### Access -

Access into the building would not be affected by the proposals. The proposals would provide 1no. additional accessible bedroom at ground floor level.

### Security-

GMP have made a series of recommendations as to security measures that should be implemented in the proposals. Measures would include access control, specifications on glass and framing, opening restrictions to ground floor windows, and installation of replacement barrier.

### Noise -

The applicant has confirmed that the proposed additional rooms would be air conditioned. It is not known yet whether this would involve reusing existing plant, or require new/replacement plant. A condition would be applied requiring a noise assessment of any replacement/new plant should it be proposed.

### Air quality -

A condition would be attached requiring detail of clean air intake into the additional rooms.

#### **Flooding/drainage -**

The site is within Flood Zone 2 and a very low risk of surface water flooding. Flood risk management assessed the proposed scheme and recommended that the proposals do not require any mitigation measures.

Given the above the proposal is considered acceptable and in accordance with Core Strategy policies SP1 (Spatial principles), EC3 (The Regional Centre), CC4 (Visitors - Tourism, Culture and Leisure), CC5 (Transport), T1 (Sustainable Transport), EN14 (Flood Risk), EN16 (Air Quality), EN19 (Waste), DM1 (Development management).

#### **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**

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. Appropriate conditions were attached to the decision to ensure an acceptable development.

#### **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:

Location Plan 7989\_L(00)11

Proposed Ground Floor Plan L(00)004 B

Proposed elevations L(00)08 B

Design and Access Statement

Site Plan L(00)12

Flood Risk Assessment and Drainage Overview Ref. 075527-CUR-00-XX-RP-C-92001 Rev V01

Drainage layout 99003/L/31 Rev G

stamped as received by Manchester City Council as Local Planning Authority 16th March 2020

Existing and Proposed Sections L(00)14

Email from Leach Rhodes Walker in response to invalid letter  
received via email 23rd April 2020

Letter from GMP Design for Security ref. 2011/0912/CLT/01 dated 23rd April 2020  
received via email 24th April 2020

Email from Leach Rhodes Walker in response to invalid letter  
received via email 04th May 2020

Email from Leach Rhodes Walker confirming any proposed external plant would be a reduction  
on existing external plant  
received via email 16th June 2020

Email from Leach Rhodes Walker confirming GMP security recommendations would be  
implemented  
received via email 25th June 2020

Reason - To ensure that the development is carried out in accordance with the approved plans,  
pursuant to policies SP1 and DM1 of the City of Manchester Manchester Core Strategy.

3) Notwithstanding condition 2, prior to commencement of the development detailed mitigation  
measures to safeguard air quality of occupiers of the proposed hotel rooms shall be submitted  
to and approved in writing by the City Council as local planning authority. Any agreed mitigation  
measures shall be implemented as part of the development and shall remain in situ whilst the  
use or development is in operation.

Reason: To protect existing and future hotel users from air pollution, pursuant to policies EN16,  
SP1 and DM1 of the City of Manchester Core Strategy.

4) Prior to the commencement of the works hereby approved, full details including drawn  
information and a specification of any proposed new or replacement external equipment to  
provide air conditioning and/or extraction to the ground floor rooms shall be submitted to and  
approved in writing by the City Council as Local Planning Authority. The development shall be  
carried out in accordance with the approved details.

Reason- To ensure an acceptable development, pursuant to policy DM1 of the City of  
Manchester Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

5) a) Any externally mounted ancillary equipment, plant and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

Prior to the first occupation of the development a scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

b) Notwithstanding condition 2 and the above part a, prior to first occupation of the development a verification report will be required, to be submitted to and approved in writing by the City Council as local planning authority, to validate that the work undertaken confirms to the above noise criteria. The report shall give the results of post-completion testing to confirm that the proposed noise limits are being achieved once the equipment and any mitigation measures have been installed. Any instances of non-conformity with the above criteria shall be detailed along with any measures required to ensure compliance.

The approved report and any necessary mitigation measures shall be implemented, and retained thereafter, in full in accordance with the approved details before the first occupation of the development.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the City of Manchester Core Strategy and saved Unitary Development Plan Policy DC26.

6) Notwithstanding condition 2, prior to the first operation of the development, the security measures set out within the following submitted document:

Letter from GMP Design for Security ref. 2011/0912/CLT/01 dated 23rd April 2020  
received via email 24th April 2020

shall be fully implemented and operational and such security measures shall be maintained in good working order thereafter.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the City of Manchester Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

7) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, samples and specifications of all materials to be used on all external elevations and external areas of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to their installation. The samples and specification to be produced shall include jointing and fixing details between all component materials where relevant.

The works shall be carried out in accordance with the approved details.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1, CC9 and EN3 of the Manchester Core Strategy (2012) and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester (1995).

## **Informatives**

1) A minor external alteration is required at the restaurant entrance on Princess Street to install bituminous paving. Should this be on the public highway then these works may need to be undertaken through S278 agreement between the developer and MCC which would include any required technical approval. The developer should contact MCC Highways to discuss and confirm any requirements. The following link can be used:

[https://www.manchester.gov.uk/directory\\_record/287709/permission\\_to\\_work\\_on\\_the\\_highways\\_-\\_section\\_278\\_agreements/category/355/highways\\_and\\_pavements](https://www.manchester.gov.uk/directory_record/287709/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements)

The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance 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).

2) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- o Monday - Friday: 7.30am - 6pm
- o Saturday: 8.30am - 2pm
- o Sunday / Bank holidays: No work

In order to safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase.

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Environmental Health  
Greater Manchester Police

118 - 120 Princess Street, Manchester, M1 7EN  
Eastz East, 129 Princess Street, Manchester, M1 7AG  
Flat At, 106 Princess Street, Manchester, M1 6NG  
Apartment 9, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 7, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 61, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 6, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 57, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 55, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 53, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 51, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 5, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 48, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 46, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 44, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 41, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 4, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 38, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 36, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 34, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 32, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 3, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 28, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 26, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 24, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 22, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 2, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 18, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 16, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 14, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 12, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 10, Montana House, 136 Princess Street, Manchester, M1 7AF  
106 Princess Street, Manchester, M1 6NG  
Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 8, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 62, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 60, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 59, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 58, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 56, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 54, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 52, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 50, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 49, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 47, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 45, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 43, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 42, Montana House, 136 Princess Street, Manchester, M1 7AF

Apartment 40, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 39, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 37, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 35, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 33, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 31, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 30, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 29, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 27, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 25, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 23, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 21, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 20, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 19, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 17, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 15, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 13, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 11, Montana House, 136 Princess Street, Manchester, M1 7AF  
Apartment 1, Montana House, 136 Princess Street, Manchester, M1 7AF  
116 Princess Street, Manchester, M1 7EN

## **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

Flood Zones Type 2 (low to medium risk) -

Area Team Boundary - Name: CITY1