Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

By email
planning.tst@manchester.gov.uk

26 June 2017 .20170068

Dear Sirs

12 MINSHULL STREET, MANCHESTER

APPLICATION FOR PRIOR NOTIFICATION OF THE CHANGE OF USE FROM OFFICE TO RESIDENTIAL

Please find enclosed an application on behalf of our client, Rose Gold Ltd, providing prior notification of the change of use of office floorspace to residential use (for 39 studio apartments) at the above property. The building was last in use as offices.

The proposed change of use is subject to permitted development rights provided by the Town and Country Planning (General Permitted Development) Order 2015 (known herein as 'the Order'). The legislative background and justification for the proposal is set out below.

Legislative background

The 2015 Order for permitted development rights (PD rights) came into force on 15 April 2015. Class O (as introduced on 15 April 2015) permits:

> *"Development consisting of a change of use of a building and any land* within its curtilage from a use falling within Class B1(a) (offices) of the Schedule to the Use *Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule."*

The application complies with the criteria necessary to allow the change of use under permitted development rights. The building is currently vacant but was last used as offices. The lawful use of the building on 29 May 2013 was B1(a) office. The building is not listed nor is it within Article 5 land.

Procedure for notification of a change of use

Part 3, Class O requires that the developer must apply for a determination as to whether the prior approval of the authority will be required. In order to assess whether prior approval is needed, the local planning authority (LPA) can only review matters in relation to:

- Transport and highways impacts of the development;

- Contamination risks on the site;
- Flooding risks on the site; and
- Impacts of noise from commercial premises on the intended occupiers of the development.

Part W of the Order requires that such applications are accompanied by:

- A written description of the proposed development;
- A plan indicating the site and showing the proposed development;
- The developer/applicant/agent contact details; and
- The requisite fee of £80.

Following the receipt of the application, the LPA has up to 56 days to determine whether prior approval is required, and if so, approve or refuse to grant. The Order is clear that if no response is received from the LPA after the 56 day period, the development may commence.

Supporting documentation

As per the requirements of Part W of the Order (set out above) the following documentation has been submitted in support of the application:

- Description of the development (set out below);
- Planning drawings, including:
  - Site Location Plan (ref.432/32(01)001);
  - Existing Floor Plans Basement and Lower Ground (ref. 432/32(02)002);
  - Existing Floor Plans Ground and First Floors (ref. 432/3(02)003);
  - Existing Floor Plans Second and Third Floors (ref. 432/32(02)004);
  - Proposed Floor Plans Basement and Lower Basement (ref. 432/32(02)101);
  - Proposed Floor Plans Ground and First Floors (ref. 432/32(02)102); and
  - Proposed Floor Plans Second and Third Floors (ref. 432/32(02)103).

With regards to the applicant details, all correspondence should be directed to Indigo Planning (Leeds Office) using the contact details shown on this letter. The requisite planning application fee of £80 will be paid via the telephone.

Site description

The application site is located at 12 Minshull Street, Manchester, M1 3FR. The building is bound by Minshull Street to the east, Richmond Street to the north and Canal Street to the south. Canal Street has developed as a hub for the Village area of Manchester and fronts onto the Rochdale Canal. The surrounding buildings are principally 19th century warehouse buildings, historically used in Manchester's cotton trade. These buildings have subsequently been redeveloped and converted to a mix of uses including bars (A4), restaurants (A3), commercial space (B1), hotel (C1) and residential apartments (C3).

The building comprises six storeys (including the sub-basement, basement/lower ground floor, ground, first, second and third floor), and is constructed of red brick with a slate roof. The building's principal elevation fronts onto Minshull Street, which is where the building is accessed from. On the Richmond Street elevation, there is a personal access via an entrance behind metal roller shutters and a loading bay.

Indigo
Toronto Square, Leeds, LS1 2HJ
T 0113 380 0270 • info@indigoplanning.com • indigoplanning.com

Also in London, Manchester, Birmingham and Dublin Registered office: Aldermary House, 10-15 Queen Street, London EC4N 1TX

The site's location is highly sustainable and is within walking distance of a wide range of shops and services, employment opportunities, amenities and leisure facilities.

Planning history

There has been one recent planning application at the site:

Ref. 079001/CO/2006/C2 Crown Development – Installation of 5 no. air conditioning units to roof, formation of new level access from Richmond Street and elevational alterations including replacement windows and cills
Approved – 6 June 2007

There has been a planning application approved at 1 Canal Street, which adjoins the application site to the west, for the conversion of office to residential development:

Ref. 100982/FO/2012/C2
Change of use of floors 1-4 from commercial office space to 8 x residential apartments (2 x 1 bed and 6 x 2 bed) and external elevations including the remodelling of the Richmond Street Facade, removal of windows at 3rd floor level to form balcony area and formation of new balcony with folding timber doors at 4th floor level
Approved – 24 February 2015

The proposal

The proposal is for the change of use of the building from B1(a) office to C3 residential apartments for 39 studio flats. The studio sizes vary in floorspace, and are between 20m^2– 27m^2.

The sub-basement floor will contain a residents gym/store, cycle storage for 39 bicycles (one space per resident), plant room, stair case and a lift. The basement/lower ground and uppers floors comprises the studio apartments.

The proposal will require internal works only, including the creation of partition walls to create liveable residential units etc. The proposed internal works are not a consideration of this application.

Conditional matters of Class O

As set out above, the prior approval of change of use is subject to four matters, namely transport and highways, contamination, flood risk and noise. These matters will be addressed below:

<u>Transport and highways</u>

The property is located within Manchester City Centre. The location of the site is highly sustainable and is close to shops, services and employment locations which future residents could access by foot or via public transport. A secure internal cycle store featuring 39 bicycle racks is provided as part of the scheme. Bicycle storage is therefore provided at the site at 100% ie one cycle space per resident. Given the sustainable city centre location, and given the proposal is for the conversion of an existing building, it is not possible to accommodate any

Indigo
Toronto Square, Leeds, LS1 2HJ
T 0113 380 0270 • info@indigoplanning.com • indigoplanning.com

Also in London, Manchester, Birmingham and Dublin Registered office: Aldermary House, 10-15 Queen Street, London EC4N 1TX

onsite car parking facilities. This will promote sustainable modes of transport and non-ownership of private vehicles.

There is a high level of public transport provision within the vicinity of the site, with a high number of destinations served. A number of public transport interchanges are located within walking distance of the site which include Manchester Central Coach Station, off Chorlton Street, which is 0.1 mile (approx. two-minute walk from the site) which provides long distance coach services to other major cities in the UK.

Piccadilly Gardens (bus stop and Metrolink tram services) is within a five-minute walk of the site and provides frequent connections to areas within Greater Manchester.

Manchester Piccadilly train station is 0.2 mile (approx. four-minute walk from the site) and is accessible via the safe and direct pedestrian footbridge over London Road between Piccadilly Place and the train station.

There is good pedestrian infrastructure in the vicinity of the site including footpaths and street lighting present on all roads. There is a wide range of amenities within walking and cycling distance of the site and good facilities to encourage walking.

With regards car parking, there are waiting restriction on all streets in the vicinity of the site. On-street short stay pay and display are available on Minshull Street an Bloom Street, adjacent to the site frontage which are limited to 3 hours short stay parking; this prevents use by residents who would require longer stays. Off-street car parking is available on Bloom Street (Parking Eye), the Coach Station NCP, Aytoun Street and Major Street NCP.

The proposed use will not result in a material increase in traffic. As such, prior approval with regards to transport and highways should be granted.

Contamination

The proposal is for a change of use. The property occupies the whole site and no below ground works or excavation are required to convert the property to residential use. The previous use of the building as offices does not give rise to any pollution concerns.

As such, the proposal would not raise any issues with regards to ground contamination or public safety and there will be no risk for future occupants or contractors. Prior approval with regards to contamination is not required.

Flood risk

The Environment Agency's Flood Risk Map identifies the site as being located within Flood Zone 1, where the risk of flooding is less than 0.1% or 1 in 1000 chance.

The proposal will not increase the flood risk at the site or in elsewhere in the vicinity and therefore prior approval with regards to flood risk is not required.

Noise

A noise assessment is being prepared and will be submitted in the coming days.

Indigo
Toronto Square, Leeds, LS1 2HJ
T 0113 380 0270 • info@indigoplanning.com • indigoplanning.com

Also in London, Manchester, Birmingham and Dublin Registered office: Aldermary House, 10-15 Queen Street, London EC4N 1TX

Conclusion

The Order (as set out above) allows for the change of use of buildings from office (Use Class B1a) to residential (Use Class C3), subject to the local planning authority confirming that prior approval is not required or that prior approval has been granted.

The proposal will result in the change of use of a vacant office building to 39 studio flats. The development proposes 39 bicycle racks in a secure cycle storage area in the sub-basement, as well as a resident's gym/store, and a lift serving all 6 storeys. The property is sustainably located within Manchester City Centre and is well served by local shops, amenities and public transport facilities. Paragraph 51 of the NPPF encourages the re-use of vacant buildings for housing providing they are located within mixed-use areas thereby reducing trip generation (paragraphs 37 – 38).

The proposal is acceptable in terms of the four prior approval considerations and therefore complies with Class O, 2016 amendment of the 2015 Order. There are no reasons why prior approval should not be granted.

We trust that this letter and the enclosures are sufficient for you to register and grant prior approval for the change of use. However, should you require any further information please do not hesitate to contact me.

Yours sincerely/faithfully

David Smith

Enc: As listed above

Indigo
Toronto Square, Leeds, LS1 2HJ
T 0113 380 0270 • info@indigoplanning.com • indigoplanning.com

Also in London, Manchester, Birmingham and Dublin Registered office: Aldermary House, 10-15 Queen Street, London EC4N 1TX