planningperspectives

Waterloo Court
10 Theed Street
London SE1 8ST

T 020 7493 6008

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

PLANNING AND
BUILDING CONTROL
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Dear Sir/Madam

The Printworks, Manchester, M4 2BS

Application to change the use of part of Unit 11-12 from a nightclub to a drinking establishment (Use Class A4).

We are instructed by Cribyn Limited to submit an application to change the use of part of the ground floor and mezzanine of Unit 11-12 from a nightclub to a drinking establishment (Use Class A4) at the Printworks, Manchester, M4 2BS.

Background

The Printworks is a state of the art entertainment complex located in the heart of Manchester city centre. The property was originally converted to an entertainment complex in 2000, having lain dormant since its closure as a Printworks in 1985.

The uses within the complex are located over four floors, at basement, ground, first and second level. It is home to a range of restaurants, bars and nightclubs alongside a cinema and gym. These uses add to the vitality and viability to the City Centre during both the daytime and evening.

The operators comprise national multiples and regional independents including Odeon, Virgin Active, Henry J Beans, Hard Rock Café, Tiger Tiger, Lloyds No 1, Papa G's, Nando's, Café Rouge, Wasabi Sushi, Chiquito, Waxy O'Conner's, Entourage, Harvester, Wagamama and Norwegian Blue.

Proposals

The applicant, Cribyn Limited, have a leasehold of Unit 11-12 for a further 15 years. This unit (which was previously occupied by Pure Nightclub) has been vacant since May 2011. In December 2011 works were undertaken to subdivide it into two units. The whole of the basement level and part of the ground floor was made into one unit and the remainder of the ground floor and mezzanine level (1,629sqm) form the other unit.

Cribyn Limited is keen to ensure that the basement level and part of the ground floor remains as a nightclub and is actively looking for an occupier to lease this space. Meanwhile, however, Cribyn Limited is seeking to convert the remainder of the floorspace (i.e. the mezzanine and part of the ground floor) from a nightclub into a drinking establishment (Use Class A4).

Our client has a named operator with a requirement to lease this part of the Unit. The named operator is 'Bierkeller' an authentic Bavarian bar serving German beers and authentic food. They recently opened in Liverpool and are already established in Leeds and Blackpool. They are now looking to expand their offer further and have identified the Printworks as a preferred location subject to a change of use being secured from a nightclub to a drinking establishment (Use Class A4).

Planning Policy Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

In this instance, the Development Plan comprises the Manchester City Council Core Strategy (July 2012) and the 'saved' policies of the Manchester City Council Unitary Development Plan (July 1995).

Regard should also be had to other material considerations including national policy guidance. The National Planning Policy Framework (NPPF) was published in March 2012. It provides the basis of the Government's planning policy guidance.

The most relevant policy that applies to this application is Core Strategy policy C 10 – Leisure and the Evening Economy. This policy aims to encourage the evening and night-time economy uses that contribute to the vitality of centres and that support a balanced and socially inclusive evening/night-time economy. The policy states that these uses will be permitted subject to: (1) the application not resulting in a concentration of A4 or A5 uses and other night-time uses which are detrimental to the character or vitality and viability of the centre; (2) the proposal not having an adverse impact on neighbouring amenity (noise, traffic and disturbance); and (3) the use supporting both day-time and evening/night-time economies whilst not undermining he role of the primary shopping area.

It is important to remember that this application is seeking to change from a nightclub to a bar both of which are night-time uses so in responding to the tests set out in the above mentioned policies, the development would not result in an overconcentration of A4 uses nor will it have any adverse impact on neighbouring amenity and it will not undermine the role of the Primary Shopping Area which would be detrimental to the character of the area.

Furthermore, in terms of disturbance the application is accompanied by a Crime Impact Statement (CIS) prepared by Design for Security on behalf of Greater Manchester Police. The report states that licensed premises *"if well managed and do include a food offer, they are less prone to disorder or criminal activity"* in comparison to nightclubs. The Printworks has proactive security personnel on site throughout the day and at night-time. It also makes a number of recommendations in order to minimise criminal opportunities all of which are willing to be adopted by the potential named operator and therefore the development will not create an unacceptable impact on neighbouring uses.

The NPPF is a material planning consideration. It was published in March 2012 and sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a *"presumption in favour of sustainable development"*. For decision taking, this means approving development proposals that accord with the development plan without delay. In this instance, the development fully accords with planning policy and should therefore be granted.

Application Content

In order to complete the application, please find enclosed the following documentation:

- The original and three copies of the completed and dates application forms (including Certificate B and the Agricultural Holdings Certificate);
- The original and three copies of the site location plan; and
- Four copies of a Crime Impact Statement produced by Design for Security for Greater Manchester Police. (The CIS makes a number of recommendations in order to minimise criminal opportunities all of which are willing to be accepted by the potential named operator).

Additionally, please find enclosed a cheque for £385 made payable to Manchester City Council to cover the cost of the planning application fee which has been calculated based on the planning fee requirements.

Please note that as this is a change of use application a design and access statement is not required and has not been submitted as part of this application.

Conclusions

The Printworks is an established leisure centre within Manchester city centre. Overall, the proposals is fully within the spirit of the original permission for the Printworks (Ref: 052860/FO/CITY1/97) and merely aims to bring this vacant floorspace back into an active use which will contribute to the vitality and viability of the Printworks and the city centre. Against the above background, we firmly believe that this application is entirely acceptable in planning terms and that planning permission should be granted.

I trust the above is clear and we look forward to receiving notification that the application has been validated in due course. However, should you have any queries in relation to any of the attached information, please do not hesitate to contact either myself or Holly Needham at the above office.

Yours faithfully

H. H. Needham.

Polly Canning

Senior Planner

For and on behalf of Planning Perspectives LLP

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