1st & 2nd FLOOR, 25-29 PARK STREET, MANCHESTER

CHANGE OF USE PLANNING APPLICATION – SUPPORTING STATEMENT

Amour Spa Limited has applied to change the use of the above building from offices to sui generis use class - members' health spa.

Most recently the property has been used as an internet centre (1st floor) and actor agency (2nd floor). The property has been vacant for over 3 years and it has been marketed to let during this period – there has been no interest from an office occupier in view of the state of the premises and the surrounding area. This is confirmed by the landlord Jack Ellis (see e-mail attached)

THE APPLICANT

The applicant operates similar premises in Warrington as a lap dancing club. This is licensed by Warrington Council with a Premises Licence and SEV. The proposed use at Park Street would not require a SEV licence. The applicant does not currently intend to sell alcohol, but may apply for a Premises Licence at some point in the future.

LOCALITY

The area is characterised by vacant industrial buildings, vacant office buildings, wasteland etc, with significant city centre parking on vacant lots. Next door is a vacant sandwich shop, operating garage and vacant pub. The area still has the remnants of rag trade wholesalers and retailers, vacant pubs and Strangeways Prison. Whilst the area is highlighted for future city centre expansion, there is no evidence regeneration of the area at present. Proposals for the area are set out in the Strangeways Local Plan.

TENANCY

The applicant has a 3 year lease of the building, which is contracted out of the protection under the Landlord and Tenant Act 1954. As such, this is potentially a short term use if the area is regenerated and the tenant would have no right to remain in the property at the end of the lease.

PROPOSED USE

The applicant intends to use the premises as a members' only health spa. Only members can enter the premises, subject to payment of an entry fee. The premises is not open to the general public. The premises intends to operate throughout the week from 18.00 to 02.00 Monday to Friday and 12.00 to 02.00 Saturday and Sunday. There are no residential occupiers in the immediate vicinity. Maximum customer numbers at any time are unlikely to exceed 70 persons, with 2 members of full time staff plus 2 part time staff (cleaners etc).

Within the premises, music will be played at a background level only – this is not a bar or nightclub. Members will wish to talk over the music level. All windows are to be acoustically boarded to avoid any possibility of noise escape. Films will be shown in the upstairs cinema area – again this is an enclosed space with no windows and the volume level will not be high.

The premises is fully covered by CCTV recording to a 30 day hard drive system (internal and external cameras).

The premises is full covered by a fire alarm, with new wiring, smoke detectors, fire detectors etc and a new full tested and certificated electrical system. The premises has been risk assessed for fire safety by an independent fire safety consultant.

The landlord has authorised customers of the premises to use the adjacent car park throughout the night. There is ample on-street car parking at the front of the premises. When the premises will operate, all daytime uses of the area will have vacated and there is ample on-street and off-street parking for the intended capacity. It is envisaged that customers will depart the premises in a staggered manner – there is unlikely to be any disturbance to occupiers nearby.

WASTE MANAGEMENT

A registered waste management contractor will be engaged to remove waste from the premises. Moveable bins will be stored within the curtilage of the premises at the front and will be placed out for collection at agreed times daily. Waste will not be put into bins after 22.00 to avoid disturbance to any person nearby.

CONCLUSION

This is a legal and authorised use of derelict premises within a depressed area with few other occupiers. The premises will create jobs in the area and is unlikely to have an adverse impact on the locality in any way. The landlord is able to terminate the use should an alternative use be found for the building and/or the surrounding area.

LR LAW 12.06.14