Development Management
Development Directorate
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
Manchester
M60 2LA

22 January 2024

Dear Sir or Madam,

Application for Full Planning Permission for the Change of Use from Residential (Use Class C3) to Commercial (Use Class E) at 169 Fog Lane, Burnage, Manchester M20 6FJ.

On behalf of my client, P4 Restore Limited, I am pleased to confirm an application for Full Planning Permission for the aforementioned property has been submitted via the planning portal.

The application submission comprises:

- Architectural Plans prepared by Ascot Design;
- Application Form and Certificates; and
- This extended covering letter.

Site and Surroundings

The site comprises the property at 169 Fog Lane, Didsbury, a two-storey, terrace property formally comprising a take away (Sui Generis) at the Ground Floor, with Residential accommodation (in the form of a 1 bed-roomed flat) above. The property forms part of a parade of commercial and residential properties along Fog Lane (as shown in **Figure 1**). The property is sited within South Manchester and within the Fog Lane/Lane End/Burnage Lane (Burnage) Local Centre (as defined by Core Strategy Policy C1).



^ Figure 1: Application Site

Planning History

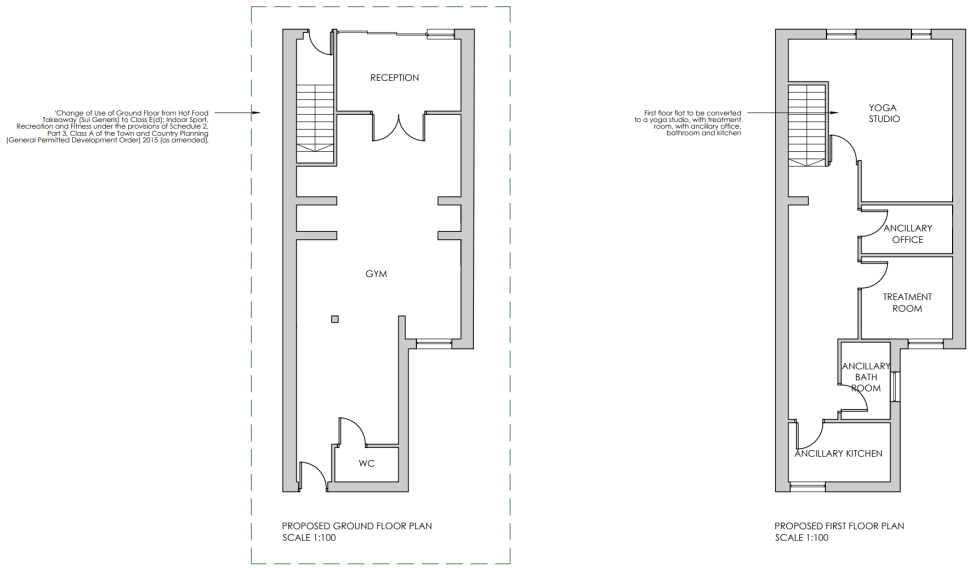
Having reviewed Manchester City Council's planning explorer, it is noted that an application was submitted in 2014 to change the use of the property from Retail (A1) to a take-away (Use Class A5). The application was approved with conditions in August 2014. There is no other planning history for the Site.

Proposals

P4 Fitness is a small group personal training gym which was originally established at 171 Fog Lane in 2018 as EDC Coaching (application reference: 119160/P3JPD/2018) and later re-branded as P4 Fitness.

More recently, the team have expanded their offer, establishing P4 Restore – a wellbeing hub, and occupying the Ground Floor at 169 Fog Lane, changing the use of the Ground Floor of the property from hot food takeaway, to commercial, business and service (notably Use Class E(d); Indoor Sport, Recreation of Fitness) under the provisions of Schedule 2, Part 3, Class A of the Town and Country Planning (General Permitted Development Order) 2015 (as amended). In line with this change of use, and the provisions of the General Permitted Development Order, the appropriate notice was served on the Council on 29 November 2023 and is included as an Appendix to this letter for ease of reference.

Turning to the development proposals, the application seeks full planning permission for the change of use of the first floor of the property from residential dwelling (Use Class C3), to a Yoga Studio and Therapy Room (Use Class E) with ancillary Office space, which will form part of the P4 Restore offer. The proposed floor plan is included in **Figure 2** below. The existing bathroom and kitchen are retained to provide staff facilities. Permission is also sought for the associated installation of bi-fold doors at the Ground Floor, to replace the existing shopfront.



^ Figure 2: Proposed Floor Plans

Proposed Operation

The proposed opening hours of the studio will mirror the opening hour of P4 Fitness, comprising Monday-Friday 6am – 8pm and Saturday and Sunday 9am – 11am. The therapy room will also be available Saturday and Sunday 9am – 6pm.

Waste from the development will be limited to paper towels and plastic bottles, with no greater waste production than the former takeaway and residential unit, and therefore the bin storage area to the rear of the property will be sufficient to support the proposals.

Planning Policy Appraisal

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.

The relevant Development Plan in this instance comprises the Manchester City Council ("MCC") Core Strategy Development Plan Document (the "Core Strategy") which was adopted on 11 July 2012.

The other material considerations in determining this application include:

- The National Planning Policy Framework ('NPPF'); and
- The relevant Supplementary Planning Guidance and Documents ('SPGs / SPDs') adopted by MCC.

The most pertinent policies and material considerations with regard to the proposed development, are therefore outlined below.

Principle of Development

The site is located within South Manchester within an area identified as a Local Centre (Fog Lane/Lane End/Burnage Lane (Burnage)) within Core Strategy Policy C1, Centre Hierarchy.

Policy C1 notes that development of town centre uses (as defined in national planning policy) will be prioritised in the centres identified, taking account of the different roles of the City Centre, District Centres and Local Centres; noting specifically that for Local Centres, development which provides small scale retail and services to meet day-day needs will be accommodated.

Furthermore, Policy C 8, Local Centres notes that local shopping and service provision in local centres should be retained where it remains viable and provides an important service to the local community. In addition the policy stated that the provision of new small scale retail facilities will be encouraged where they would provide for local every day needs and would not be harmful to the vitality and diversity of nearby centres.

The proposed development seeks to enhance the P4 offer, complementing the current bespoke, small group personal training to the local community, with a new wellbeing hub, P4 Restore. The proposed change of use will allow the provision of a Yoga Studio space, and a sport therapy room, which will provide services which will assist the local community to meet their day to day needs. In addition, the development would remove a take-away from the district centre, reducing the high concentration of fast food and take away outlets in this location, and proposes a service which would enable the local community to improve their health and wellbeing.

The property is located in a highly sustainable location, accessible by both foot and public transport, and a small number of parking spaces servicing the Local Centre are located along Fog Lane.

With consideration to the above matters, it is concluded that the principle of the proposed development accords with the provisions of local and national policy and is wholly acceptable in this location.

Neighbouring / Residential Amenity

Core Strategy DM1 requires that new development should not have an adverse effect on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

Policy C8 also notes that careful consideration should be given to the impacts of new commercial development on neighbouring residential amenity, although it is noted that this is particularly an issue for food and drink uses.

The proposed development seeks consent for a Yoga Studio and Sports therapy room at the first floor of 169 Fog Lane. The proposed uses, by virtue of inclusion within Use Class E are deemed to be compatible with residential uses.

More specifically, the proposed use of the space as a Yoga Studio and Therapy Room would not give rise to any undue disturbance to neighbours, with the Yoga Studio designed to create a calm and relaxing environment for users, and the therapy space providing a space for individuals to receive treatments on a one-to-one basis.

As noted earlier, the property is located in a highly sustainable location and will serve the surrounding community. The nature of the proposals, for small yoga classes and one-to-one therapy will not result in significant amounts of traffic or waste. odour and as such will not cause any disturbance to surrounding residents.

Consequently, it can be concluded that the proposed development accords with Policy DM 1, Policy C8 and the relevant provisions of the NPPF in respect of residential amenity.

Conclusions

With consideration to the matters presented in this letter, it is considered that the proposed development is acceptable and accords with both Local and National Planning Policy. Furthermore, it is concluded that there will be no negative impacts arising from the development in relation to neighbouring residential amenity.

Consequently, and with consideration to the requirements of Paragraph 11 of the NPPF, it is respectfully requested that permission is granted without delay.

I trust the submitted information is sufficient to validate and progress the application, however please do not hesitate to contact me by email (katie@peppercornplanning.co.uk) should the need arise.

Yours faithfully,



Katie Flynn
Director
Peppercorn Planning
Katie@peppercornplanning.co.uk

Appendix 1: Notice given to MCC in respect of Ground Floor Proposals

Katie Flynn <katie@peppercornplanning.co.uk> 29/11/2023 05:52

169 Fog Lane, M20 6FJ: Notice as required by Schedule 2, Part 3, Class A (Condition A.1) of the Town and Country Planning (General Permitted Development Order) 2015 (as amended).

To planning@manchester.gov.uk <planning@manchester.gov.uk> Copy
earl@project4.fitness <earl@project4.fitness>

Dear Sir / Madam

As required under the provisions of Schedule 2, Part 3, Class A of the Town and Country Planning (General Permitted Development Order) 2015 (as amended), I am writing, on behalf of my client Project4 Fitness Limited, to notify you that a change of use from hot food takeaway, to commercial, business and service (notably Use Class E(d); Indoor Sport, Recreation of Fitness) will take place at 169 Fog Lane, M20 6FJ (ground floor). The new use will be operational from Tuesday 2nd January 2024.

I would be grateful if you could confirm receipt of this notification.

Please do let me know if you have any questions.

Kind Regards

Katie
Peppercorn Planning