

5 December 2023

Submitted via Planning Portal

Michael Pearson
Development Management Central Core
Manchester City Council
Town Hall Extension
Lloyd Street
Manchester
M2 5DB

Dear Michael,

RECONFIGURATION OF NATIVE HOTEL UNITS WITHIN DUCIE STREET WAREHOUSE

On behalf of our client, Native Places Ltd ('Native'), I am pleased to enclose applications to vary condition no. 2 attached to planning permission ref. 115366/FO/2017 approved by the Council on 13th April 2017 and for the approval of a non-material amendment to the description of development. The applications are made pursuant to the provisions of S73 and S96a of the Town and Country Planning Act respectively.

Background

The description of the approved development is as follows:

Reconfiguration of existing serviced apartments within apart-hotel to form additional 59 no. serviced apartments (to make 166 no. in total), introduction of new co-working office space (Use Class A2 or Use Class B1), barber shop (Use Class A1) and gym (Use Class D2) at ground level, together with associated external alterations and works and minor alterations to car parking area.

Planning permission ref. 115366/FO/2017 was accompanied by Listed Building Consent ref. 115367/LO/2017.

The permissions have been implemented in so far as the distinct aparthotel element which occupies the upper floors of the building. A later grant of planning permission relating to utilising the ground floor and mezzanine level for a range of uses was issued in June 2018 (ref. 119592/FO/2018).

Native are the current operator of the aparthotel, a provider of short-term accommodation across a number of locations. Native Manchester comprises 166 apartments/units (as per the aforementioned permission) with the units featuring a mix of one and two bedrooms. The property trades as an aparthotel with average stays of 2 nights. It does not fall within a residential use class.

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Whilst the aparthotel's two-bedroom offer is popular during weekends, demand is less so on weekdays where single business travellers form the majority of customers.

In order to provide greater flexibility for Native and make more effective use of what is an important asset to the city's visitor economy it is proposed to provide partitions within 28 no. 2-bedroom units in order to create individually accessed single bedroom units. This would allow Native to better respond to market demand / pressures particularly at a time when the supply of overnight accommodation in the city centre is constrained. There would be 12 no. remaining two-bedroom units provided elsewhere within the hotel.

In order to facilitate these changes it is necessary to amend the existing permission relating to the development. A separate Listed Building Consent application has also been lodged with the Council for the proposed works.

Pre-application engagement has been carried out with the Council in order to explain the proposed amendments and secure the Council's support in principle regarding the format and scope of this application.

Format of Applications

The proposed works only affect the interior of the building and do not constitute development. However by virtue of the wording of Condition 2 of planning permission which identifies a requirement for the consented development (115366/FO/2017) to be constructed and operated in accordance with a number of approved plans it is necessary to make an application pursuant to Section 73 and Section 96a as described below. A S73 'variation of condition' application has been submitted to the Council in order to substitute the approved drawings listed under condition no. 2 and carry out any consultation deemed fit. Given it is not possible to vary the wording to a development description through the S73 application process, a separate S96a 'non-material amendment' application has been lodged to facilitate these changes.

The following descriptions apply to each application:

Variation of condition application (S73)

Variation of condition no. 2 attached to planning permission ref. 115366/FO/2017 in order to substitute the schedule of approved drawings and facilitate a re-configuration of 28 no. units.

Non-material amendment application (S96a)

Non-material amendment to planning permission ref. 115366/FO/2017 in order to change terminology within the description of development from 'units' to 'bedrooms'

Proposed Amendments

The proposed amendments include the subdivision of 28 no. 2-bedroom unit and introduction of new doors into the communal hallways to facilitate independent access. This will provide Native with the flexibility to market a greater number of one-bedroom units throughout the week. Irrespective of format the maximum occupancy capacity of the 28 units would remain the same as existing (56 persons).

The proposed works have been informed by pre-application discussions with the Council in order to minimise the extent of intervention and impacts on the listed building. New kitchenette facilities are proposed to each subdivided unit.

In order to facilitate these amendments, it is proposed that the approved layout plans for affected parts of the building be replaced with new plans. It is also proposed to amend the description of development such that reference is made to 'bedrooms' rather than 'apartments'.

It is proposed that the description of development therefore be amended as follows:

Reconfiguration of existing serviced apartments within apart-hotel to form additional ~~59 no. serviced apartments (to make 166 no. in total)~~ 91 no. bedrooms (to make 194 no. in total), introduction of new co-working office space (Use Class A2 or Use Class B1), barber shop (Use Class A1) and gym (Use Class D2) at ground level, together with associated external alterations and works and minor alterations to car parking area

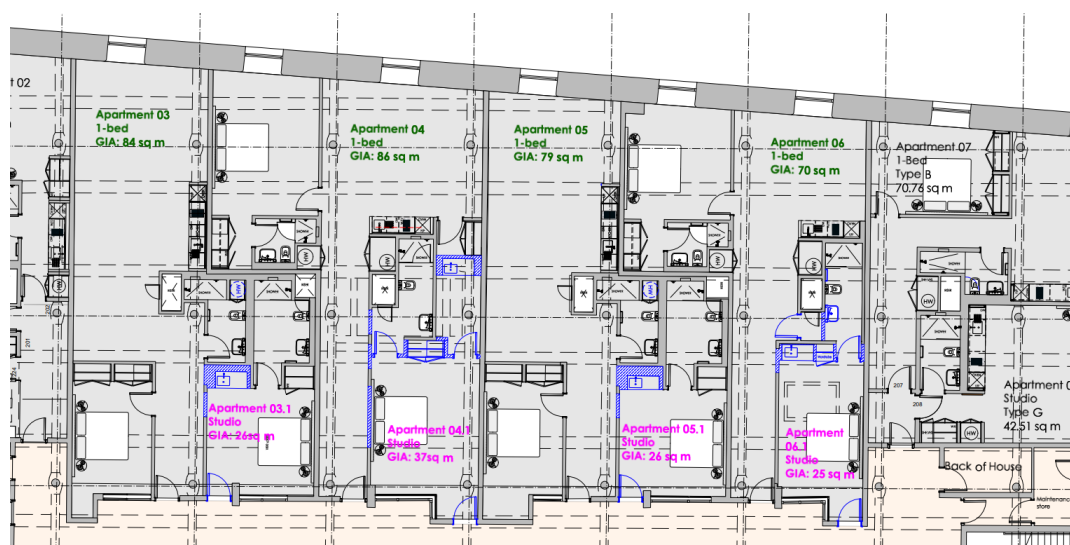


Figure 1.0 – Exert of the Proposed Floor Plans showing the limited interventions proposed (in blue) to facilitate individual access to each bedroom within the existing two-bed 'apartment'

Conclusion

The proposed reconfiguration of units within the aparthotel would not increase the maximum operating capacity of the affected units or hotel overall. It would however allow for greater and more regular utilisation of accommodation within the hotel and ensure that its offer can be adjusted to better respond to market demands at different times of the week. Greater utilisation of the available accommodation would support the vibrancy of the hotel and its contribution to the overnight accommodation market in the city centre and is entirely appropriate given its location in a mixed use area close to Piccadilly Station.

The heritage implications of the works described above are considered in detail within the accompanying Listed Building Consent application. The Heritage Statement accompanying the application confirms that the proposed works would not harm the significance of the listed building.

In summary the proposed reconfiguration would not increase the aparthotel's existing capacity, they would simply facilitate a more efficient utilisation of the building within the context of the consented development and without harming the significance of the listed building. This is required in order to support Native Manchester's ongoing viability and would contribute to a wider offering of single-occupancy hotel accommodation within the city during the business week.

The reconfiguration would not give rise to any materially greater impacts than the consented development and can be concluded to accord with the adopted development plan which remains unchanged since permission was first granted.

The applications have been made via the planning portal. The requisite application fees of £234 each have also been made on-line. I trust that the above is in order for you to validate and determine the applications, but please do let me know if you have any specific questions.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Healey', written in a cursive style.

Steven Healey
Senior Planner

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Appendix 1: Schedule of Drawing Substitutions

Approved Drawing Ref.	Rev	Title	Replacement Drawing Ref.	Rev	Title
AHA-PLC-DM-103	G	Demolition First Floor Plan	AHA/PLC/DM/105	F	Proposed 1 st , 2 nd , 3 rd , 4 th Floor Demolition Plan
AHA-PLC-DM-104	F	Demolition Second Floor Plan	AHA/PLC/DM/105	F	Proposed 1 st , 2 nd , 3 rd , 4 th Floor Demolition Plan
AHA-PLC-DM-105	F	Demolition Third Floor Plan	AHA/PLC/DM/105	F	Proposed 1 st , 2 nd , 3 rd , 4 th Floor Demolition Plan
AHA-PLC-DM-106	F	Demolition Fourth Floor Plan	AHA/PLC/DM/105	F	Proposed 1 st , 2 nd , 3 rd , 4 th Floor Demolition Plan
AHA-PLC-PL-303	J	Proposed First Floor Plan	AHA/PLC/GA/105	G	Proposed 1 st , 2 nd , 3 rd , 4 th Floor Plan
AHA-PLC-PL-304	I	Proposed Second Floor Plan	AHA/PLC/GA/105	G	Proposed 1 st , 2 nd , 3 rd , 4 th Floor Plan
AHA-PLC-PL-305	I	Proposed Third Floor Plan	AHA/PLC/GA/105	G	Proposed 1 st , 2 nd , 3 rd , 4 th Floor Plan
AHA-PLC-PL-306	H	Proposed Fourth Floor Plan	AHA/PLC/GA/105	G	Proposed 1 st , 2 nd , 3 rd , 4 th Floor Plan

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