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18th June 2024

Jennifer Atkinson
Planning
Manchester City Council
Town Hall Extension
Manchester
M60 2LA

Dear Jennifer,

**DISCHARGE OF CONDITION 3 – FINAL OUTCOMES REPORT
PLANNING PORTAL REF 13164932
BRUNSWICK MILL, BRADFORD ROAD, MANCHESTER, M40 7EZ**

This application is submitted on behalf of Arrowsmith Brunswick Square Limited in relation to the discharge of condition 3 of application ref 130394/FO/2021.

The related full planning consent was granted on 19th April 2022:

Refurbishment, removal/demolition, repair and reconfiguration of Brunswick Mill to create work spaces, retail and community uses (Use Class E and Use Class F2) (2034 sqm) at the ground floor and creation of 153 residential apartments (Use Class C3a) with the upper floors following demolition works together with the erection of a part 6, part 8 storey building to form 100 residential apartments (Use Class C3a) and a 5 storey buildings to form 24 residential apartments (Use Class C3a) (277 apartments in total across the 3 buildings) with associated car parking, roof top amenity space, access and servicing, landscaping, pedestrian access to the Ashton Canal and other associated works

Condition 3 states as follows:

Prior to the commencement of works to Brunswick Mill, a relocation strategy for the commercial uses shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of the support and assistance given to relocate the existing businesses and timescales for relocation. The approved strategy shall then be implemented and confirmation provided as to the effectiveness of the strategy within a timescale to be agreed in writing with the City Council, as Local Planning Authority.

The condition was partially discharged in June 2022 through the submission of a relocation strategy (ref CDN/22/0330). The decision notice confirmed:

In order to discharge this condition in full, a final outcomes report shall be submitted to the City Council summarising the strategy utilised and identifying the relocation outcome for each

tenant 12 months after the service of notice to vacate upon those tenants as stated with the above document.

Notice was served on the tenants over 12 months ago. The process of monitoring the relocation has been made more challenging through the sale of the site, so that the parties seeking to discharge the remainder of the condition are not those who were involved in the initial relocation strategy. This letter forms the Final Outcomes Report.

The relocation strategy submitted as part of the discharge of condition process was prepared by Avison Young (UK) Limited in May 2022 (referred to as the 'AY report'). It lists the tenants of the mill and their aspirations when interviewed in March/April 2021. This has been used as the basis for this report.

Unit 1, Hassan Babaker, cleaning filters

The AY report confirms that the business was trading badly due to the closure of restaurants due to the Covid 19 pandemic. The business was already seeking an alternative space close to the city.

The company has not been identified through an online search. A company named MCR Quality Cleaning Services Limited run by Hajar Hassan is recorded as having been based at Unit 1 Brunswick Mill but was dissolved in March 2013. It is unclear if they are still trading.

Applicant comment / Outcome – Arrowsmith worked closely with Mr Babaker to support his transition to new premises in February 2023.

Units 2, 9 and 10, Michael Rickard, music studios

The AY report sets out that the operation was a co-operative with 4 partners sharing in the 65 rooms, and comprising 15 mini businesses which offered a variety of musical services. They wanted to remain close to the city but recognised that the suitability of the available property would be paramount.

The website of Brunswick Mill Studios states that they provide spaces for musicians and artists, both permanent and on a 'sessions' basis. The website quotes Mike Rickard as the founder who says that he started Brunswick Mill Studios to provide affordable rehearsal space. It explains that they relocated in 2022 to a new building near Salford Crescent where they have developed a new site to include a huge workshop for artists/sculptors, a photography studio and a vibrant garden and outdoor events space.

The website offers a range of options for the use of exclusive, soundproofed spaces, with secure gear storage and free parking 7 days a week. The enterprise has successfully relocated.

Applicant comment / Outcome – Arrowsmith built a strong relationship with Mr Rickard and supported his transition to new premises on Cheltenham Street in Salford. Mr Rickard had a thriving and active business but couldn't support the rent of 2 properties whilst he made his new premises fit for purpose. Mr Rickard was able to continue trading at Brunswick Mill right up to completion of the works at his new Salford premises and Arrowsmith supported this by not charging any rent or service charge from the time he signed the new Cheltenham St lease. Mr Rickard had created some 100 music rehearsal rooms at Brunswick Mill requiring a major investment by the developer to remove and dispose of them all, but Mr Rickard was not charged for any dilapidations, demolition or removal costs.

Unit 3, Khalid Saleem, sewing machine sales

They advised AY that they would like to remain in a similar location and required a ground floor unit. A search of Companies House confirms that the business, known as Sewing Machines Online Limited, was dissolved in March 2020. There is an associated Facebook account which has not been updated since 2019. Both predate the AY report. It is unclear if they are still trading.

Applicant comment / Outcome – Mr Saleem had an active online business in vintage sewing machines and sewing machine parts. He was able to relocate his business to new premises shared with Unit 14 tenants, Cobra Textiles.

Unit 4, OneX Sport, import and distribution of sports equipment

The operator of the business was already looking to move at the time the AY report was written. They required circa 30,000sqft with good headroom and were open to relocating elsewhere within Greater Manchester.

A web search confirms that the company have relocated to alternative premises in Levenshulme and remain successfully trading within the city.

Applicant comment / Outcome – OneX Sport had relocated prior to the transfer of ownership to Arrowsmith in August 2022, as noted above.

Units 11 and 12 – Dominic O'Grady, music studios

They had already begun to look at alternative premises at the time of the AY study, and would prefer accommodation within a 2 to 3 mile radius.

Dominic O'Grady remains the director of Studio Bee Ltd, which operates from Faraday Street in Manchester. He is also associated with the NQ Dance Studio and Aatma music venue, all of which are located at the Faraday Street location. The enterprise appears to have successfully relocated.

Applicant comment / Outcome – Mr O'Grady elected to discontinue this part of his entertainment business interests and vacated the property in March 2023.

Unit 7 – Danny Durica, storage of catering equipment

The owner advised AY that they wanted a small unit to continue their business, ideally on the ground floor and in proximity to the city. No information has been identified in relation to this occupier.

Applicant comment / Outcome – Mr Durica was an active octogenarian who enjoyed coming in and pottering around his unit and was grateful for our help when he decided it was time to retire and travel, initially to spend time with children and grandchildren in Australia. His business mostly revolved around reconditioning and repurposing used commercial kitchen equipment. We helped source buyers of his stock and recycling of obsolete items prior to his departure from Brunswick Mill in March 2023.

Unit 8 – Zuliqar Ali, supply and repair of domestic appliances

The AY report states that the operator would need ground floor accommodation in a similar location and suggested Longsight or Levenshulme. No information has been identified in relation to this occupier.

Applicant comment / Outcome - Mr Ali struggled with his health and we supported him through an extended period to find a suitable property to move to, eventually sourcing premises in the Borough of Oldham in April 2023.

Unit 13 – Tony Forde, martial arts

They required a unit of approx. 400sqm. They stated a desire to relocate back to the building once development was completed, feeling that their enterprise would be compatible with a residential use.

There is an Instagram account offering martial arts training under the name Great Kings (Muay Thai) Fight Club. A web search indicates they were based at Brunswick Mill but no current location is given. They appear to be operational.

Applicant comment / Outcome – The pandemic had seen a significant downturn in Mr Forde's martial arts business that hadn't recovered by late 2022, so he took the decision to hand the keys back to Arrowsmith in December 2022 without any penalty for unpaid rent or abandoned equipment.

Unit 14 – Cobra Textiles, manufacture and distribution of garments

At the time of the AY study, the owner was located in Pakistan and could not be contacted. Companies House indicates that Cobra Textiles and Cobra Knitwear are both operational and located in Oldham. It appears that the business was successfully relocated albeit not within the city.

Applicant comment / Outcome – Cobra Textiles have a thriving business in fabrics and knitwear and needed a lot of space with specific power requirements to power all of their machinery. They successfully found premises that were slightly larger than they needed so they jointly leased the space with Mr Saleem from Unit 3 and moved their equipment over in February and March 2023.

Unit 18 – Dreamtex Ltd, manufacture of bed linen and tableware

They would require 8 to 10,000sqft on the ground floor and the owner advised AY that due to his age, he would prefer to sell the business and leave discussions to others. While there is a company named Dreamtex in Chorley, this appears to be a different enterprise to Dreamtex Textile Manufacturing which was located in Brunswick Mill. There is no recent history online for this entity.

Applicant comment / Outcome – Unfortunately one of the directors of Dreamtex passed away in October 2022, leaving the remaining partners to review their business operations. As a result, Dreamtex moved their soft furnishings business to online retailing, subcontracting the manufacturing works to 3rd parties elsewhere in the city, ceasing operations at Brunswick Mill in February 2023.

I trust this is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the proposals or have any queries, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'DBB', with a horizontal line extending from the end.

Deborah Baker Barnett
Associate Director