

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134807/FO/2022

Date registered valid: 7 October 2022

Proposal: Change of use from betting shop to additional hotel accommodation (C1) including new glazing to the Cross Street elevation and 1No. New fire escape to Back Pool Fold plus associated ventilation grilles to Back Pool Fold elevation.

Address: 15 Cross Street, Manchester, M2 1WE

Ward(s): Deansgate Ward

Applicant: Motel One 15 Cross Street, Manchester, M2 1WE

Agent (if any): Adam Hardman Leach Rhodes Walker Ground Floor West, 50 Dearmans Place, Manchester, M3 5LH

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21 November 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 12 October 2022 Expired: 2 November 2022

Neighbour notifications

Printed: 12 October 2022 Expired: 2 November 2022

Site notice

Posted: Expired:

Press advert

Published: 18 October 2022 Expired: 8 November 2022

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Upper King Street (Extension) Conservation Area 1985

Tree Preservation Order:

Description of Site/Area

The application building is currently inhabited by Motel One (Hotel) and Ladbrokes Bookmakers, consists of a new build element (see 'planning history' for more detail) and the Cross St. elevation which consists of a historic façade which relates the former Commercial Buildings. The building is currently occupied by a hotel and

Description of Development

The application seeks planning permission for a change of use from existing betting shop to additional hotel accommodation (C1) including new glazing to the Cross Street elevation and 1No. New fire escape to Back Pool Fold plus associated ventilation grilles to Back Pool Fold elevation.

Relevant Planning History

104802/FO/2014/C1 - Construction of a new 8 storey 290 bed hotel with ground floor restaurant (Class A3) and shop unit (Class A1) with 25 basement parking spaces are rooftop plant area following partial demolition of existing buildings. 14 April 2014

Consultations & Notification Responses

Local residents were notified, and a site notice was posted for 21 days however no responses were received as a result of this.

Environmental Health – recommendation of a condition in relation to externally mounted plant

Highways – No objection, recommend that all external doors open inwardly to prevent obstruction to the footway.

Design for Security - Any new external fittings (i.e. shutters, windows or doors) should be certified to Secured by Design standards.

Any new glazing in external doors, ground floor or easily accessible windows should include at least one pane of laminated glass rated as P4A under EN 356.

Policies

The main policies that relate to the proposal section 12 (Achieving well-designed places) and 16 (Conserving and enhancing the historic environment) of the revised National Planning Policy Framework (2021), Policies SP1 (Spatial Principles), EN3 (Heritage), EN19 (Waste), CC9 (Design and Heritage), EN1 (Design Principles and Strategic Character Areas), DM1 (Development Management), of the Adopted Core Strategy for the City of Manchester and saved policies, and DC18.1 (Conservation Areas) and DC26 (Development and Noise) of the Unitary Development Plan for the City of Manchester.

Issues

Residential Amenity

The proposals represent a small increase in floorspace that does not increase the number of bedrooms within the existing hotel. There are therefore not considered to be any additional impacts from the use of the space. The proposal incorporates ventilation grilles to the side elevation. A condition is recommended to ensure these are acoustically treated to prevent an increase in background noise levels in the local area in accordance with saved UDP policy DC26 and core strategy policy DM1.

Visual Amenity

The existing betting shop by nature has a permanent internal screen to obscure the view and as a result diminishes the level of activity visible on this elevation. The proposal would remove this obscured shopfront and introduce an active frontage to cross street. The proposal would also result in the removal of an existing box type fascia sign and introduces a panel of glazing in its place which would be in keeping with the adjacent unit.

The proposal is considered acceptable in terms of visual amenity and would not cause harm to the adjacent St Ann's Square Conservation Area or nearby listed buildings in accordance with Core Strategy Policies DM1, CC9 and EN3.

Inclusive Access

Currently there is a level difference from the entrance to the hotel and the entrance to the betting shop. This lowered area within the hotel is only accessed via steps at present, the proposals improve accessibility to the existing hotel allowing for a new ramp at 1:

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have

made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

-Location Plan received by the City Council, as Local Planning Authority, on the 30 August 2022.

-Proposed Plans and Elevations drawing no. 002 received by the City Council, as Local Planning Authority, on the 30 August 2022.

-Ventilation Strategy Report received by the City Council, as Local Planning Authority, on the 12 September 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the proposal hereby permitted shall match those as stated on the approved drawings, as listed above.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1,

DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) All proposed external doors, with the exception of fire doors, shall be inward opening as so not to impinge on the highway.

Reason - In the interest of pedestrian and highways safety, pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

5) a) Externally mounted ancillary plant, equipment, louvred extract /intake and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site in accordance with Saved UDP policy DC26 and Core Strategy Policy DM1.

Informatives

1) Any new signage would require a separate advertisement consent application.

2) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

8 New Market, Manchester, M2 1WB
Second Floor, 26 Cross Street, Manchester, M2 7AQ
Eighth Floor, 26 Cross Street, Manchester, M2 7AQ
First Floor, 26 Cross Street, Manchester, M2 7AQ
The Fold Dentistry, Ground And First Floor, 3 Back Pool Fold, Manchester, M2 1HB
Seventh Floor, 26 Cross Street, Manchester, M2 7AQ
Sainsbury Supermarket, 22 Cross Street, Manchester, M2 7AQ
3 Back Pool Fold, Manchester, M2 1HB
18 Cross Street, Manchester, M2 7AE
15 - 17 Chapel Walks, Manchester, M2 1HN
Former 11, Chapel Walks, Manchester, M2 1HN
Sixth Floor, 26 Cross Street, Manchester, M2 7AQ
Flat 401, 25 Cross Street, Manchester, M2 1WL
Flat 203, 25 Cross Street, Manchester, M2 1WL
Flat 107, 25 Cross Street, Manchester, M2 1WL
27 Cross Street, Manchester, M2 1WL
Flat 306, 25 Cross Street, Manchester, M2 1WL
Flat 305, 25 Cross Street, Manchester, M2 1WL
Flat 103, 25 Cross Street, Manchester, M2 1WL
Flat 102, 25 Cross Street, Manchester, M2 1WL
Flat 405, 25 Cross Street, Manchester, M2 1WL
Flat 106, 25 Cross Street, Manchester, M2 1WL
Corbieres, Half Moon Street, Manchester, M2 7PB
Third Floor, Pool Fold Chambers, Back Pool Fold, Manchester, M2 1HB
Second Floor, Pool Fold Chambers, Back Pool Fold, Manchester, M2 1HB
15 - 17 Old Bank Street, Manchester, M2 7PE
Old Half Moon Chambers, 5 - 7 Chapel Walks, Manchester, M2 1HN
Third Floor, 26 Cross Street, Manchester, M2 7AQ
Fifth Floor, 26 Cross Street, Manchester, M2 7AQ
Fourth Floor, 26 Cross Street, Manchester, M2 7AQ
Motel One, Commercial Buildings, 11 - 15 Cross Street, Manchester, M2 1WE
Flat 1, 9 Chapel Walks, Manchester, M2 1AE
Flat 404, 25 Cross Street, Manchester, M2 1WL
Flat 304, 25 Cross Street, Manchester, M2 1WL
Flat 303, 25 Cross Street, Manchester, M2 1WL
Flat 207, 25 Cross Street, Manchester, M2 1WL
Flat 201, 25 Cross Street, Manchester, M2 1WL
Flat 406, 25 Cross Street, Manchester, M2 1WL
Flat 403, 25 Cross Street, Manchester, M2 1WL
Flat 205, 25 Cross Street, Manchester, M2 1WL
Flat 204, 25 Cross Street, Manchester, M2 1WL
Flat 202, 25 Cross Street, Manchester, M2 1WL
Flat 101, 25 Cross Street, Manchester, M2 1WL
Flat 307, 25 Cross Street, Manchester, M2 1WL
Flat 302, 25 Cross Street, Manchester, M2 1WL
Flat 301, 25 Cross Street, Manchester, M2 1WL
Flat 206, 25 Cross Street, Manchester, M2 1WL
Flat 105, 25 Cross Street, Manchester, M2 1WL

Flat 104, 25 Cross Street, Manchester, M2 1WL
Pool Fold Chambers, Back Pool Fold, Manchester, M2 1HB
Ground Floor And First Floor, 28 - 34 Cross Street, Manchester, M2 7AQ
Flat 402, 25 Cross Street, Manchester, M2 1WL
28 Cross Street, Manchester, M2 7AQ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Upper King Street (Extension) Conservation Area 1985
Area Team Boundary - Name: CENTRAL