

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135136/FO/2022

Date registered valid: 18 October 2022

Proposal: Change of use from Office (Use Class E(g)(i)) to Office (Use Class E(g)(i)) and Education use (Use Class F1(a)) at the 8th Floor

Address: 8th Floor City Tower, Piccadilly Plaza, Manchester, M1 4BT

Ward(s): Deansgate Ward

Applicant: City Tower Unit Trust c/o Schroder Real Estate Investment Management Two St Peter Square, Manchester, M2 3AA

Agent (if any): Laura Hughes CBRE 10th Floor, One St Peters Square, Manchester, M2 3DE

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

Recommendation: Approve

Date of recommendation: 30 November 2022

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit:

Standard consultations:

Printed: 31 October 2022 Expired: 21 November 2022

Neighbour notifications

Printed: 31 October 2022 Expired: 21 November 2022

Site notice

Posted: Expired:

Press advert

Published: 8 November 2022 Expired: 29 November 2022

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The application site relates to the 8th floor of the City Tower building that is located on Parker Street in the City Centre. City Tower is approximately 30 storeys high and has shops and businesses at ground level, car parking above on level 2 and then 28 floors of office accommodation. To the front of the unit is Piccadilly bus station and Piccadilly Gardens. The area surrounding the application site is commercial in nature.

Description of Development

Change of use from Office (Use Class E(g)(i)) to Office (Use Class E(g)(i)) and Education use (Use Class F1(a)) at the 9th Floor of City Tower, Piccadilly Plaza.

Consultations & Notification Responses

Local residents were notified however no responses were received

Highways: no objections and recommendation of a travel plan condition.

Environmental Health – no objections, the refuse strategy is acceptable.

Issues

Relevant Core Strategy Policies

Policy SP1: Spatial Principles

Policy CC1: Primary Economic Development Focus: City Centre and Fringe

Policy EC8: Central Manchester

Policy EN3: Heritage

Policy DM1: Development Management

Principle of Development

The Principle of Development

The new educational use is proposed due to the 8th floor being vacant and not being let despite resulting in this floor being vacant since 2018. The educational use proposed is considered to be acceptable in this location as it would complement and enhance the existing commercial offer within the heart of the City Centre, create employment and bring vacant floorspace back into use.

The use would be compatible with neighbouring uses, and it is not considered that the new use would cause any undue disamenity within the area. The hours of operation proposed are consistent with nearby office and the space. The proposed use is therefore considered to be acceptable in this location.

Visual amenity

No external alterations are proposed.

Highway considerations

The Site is in a highly sustainable location, accessible via a range of transport modes. . The site benefits from cycle parking within the Level 2 of the building and further cycle parking is provided within the basement. The Transport Assessment confirms that the educational facility will have access to the Cycle Hub, showers and cycling facilities.

The site is sustainably located and is accessible by public transport. The site is located a short walk from Piccadilly Station, Manchester's major Train Station and Metrolink Interchange. A bus interchange is also located at Piccadilly Gardens, directly adjacent to the site. Additionally, Piccadilly Gardens Metrolink stop is located immediately adjacent to the site. A series of public car parks are located within close proximity to the site. The proposal is acceptable in this regard.

Security

Each student would be issued with an ID card and pass to operate the reception barriers/ lifts during teaching hours. This is acceptable. The comments made by Greater Manchester Police have been responded to by the applicant.

Access

Access to the ninth floor would be via a lift from the existing access point off Parker Street. Safe and level access can be achieved into and throughout the building. The proposal is therefore acceptable in this regard.

Waste

The proposed waste and recycling arrangements as detailed above are considered to be acceptable.

For the above reasons, the proposal is considered to be acceptable and consistent with policies SP1 and DM1 of the Core Strategy

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

In assessing the merits of a planning application officers worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application.

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:

Received by the City Council as Local Planning Authority on 06 October 2022:

- Drawing no. 907-108 B
- Drawing no. 3003
- Waste Proforma
- Waste Management Plan

Received by the City Council as Local Planning Authority on 11 October 2022:

Transport Statement prepared by Cora IHT Document Number: T001

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 development hereby approved shall be carried out in accordance with the Transport Statement prepared by Cora IHT Document Number: T001 received by the City Council as Local Planning Authority on 11 October 2022:

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
- ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

4) The development shall be carried out in accordance with the submitted scheme for the storage and disposal of refuse as detailed in the approved documents 'Waste Management Proforma' and 'Waste Management Plan' received by the City Council as Local Planning Authority on 06 October 2022. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of public health and residential amenity pursuant to policy DM1 of the Core Strategy.

5) The premises shall not be open outside the following hours:-

07.00 to 22.00 everyday

Reason - In interests of amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Twenty Fourth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Manchester Souvenirs And News, Unit F4, City Tower, Piccadilly Plaza, Manchester, M1 4AL
Second Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
AEGIS OUTSOURCING UK LTD, Seventh Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
10 New York Street, Manchester, M1 4JD
Unit G1, The Exchange, Piccadilly Gardens, Manchester, M2 7EH
Fifth Floor, Westminster House, 11 Portland Street, Manchester, M1 3HU
Ground Floor, Westminster House, 11 Portland Street, Manchester, M1 3PL
Unit 8, City Tower, Piccadilly Plaza, Manchester, M1 4AJ
Ninth Floor, Westminster House, 11 Portland Street, Manchester, M1 3BH
Basement And Ground Floor, 12 Piccadilly, Manchester, M1 3AN
First Floor To Fourth Floor, 12 Piccadilly, Manchester, M1 3AN
18 - 22 Mosley Street, Manchester, M2 3AG
Twenty Ninth Floor Rooms 909-910, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Fifteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
AO RETAIL LIMITED, Sixth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
22 Mosley Street, Manchester, M2 3AG
PaddyPower, 44 Piccadilly Plaza, Manchester, M1 4AJ
Fifth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Forrest Media Ltd, City Screen, Piccadilly Plaza, Manchester, M1 4BT
Department Of Environment, City Tower, Piccadilly Plaza, Manchester, M60 7JR
Quality Save, Unit C2, Piccadilly Plaza, Manchester, M1 4AH
24 Mosley Street, Manchester, M2 3AG
Betfred, 10 Mosley Street, Manchester, M2 3AQ
Twenty Third Floor, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Cobden House, 12 - 16 Mosley Street, Manchester, M2 3AQ
35 Piccadilly Plaza, Manchester, M1 4AJ
Third Floor, Westminster House, 11 Portland Street, Manchester, M60 1HY
Fourth Floor, Westminster House, 11 Portland Street, Manchester, M60 1HY
Unit E4, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Unit 4, City Tower, Piccadilly Plaza, Manchester, M1 4HN
38 Piccadilly Plaza, Manchester, M1 4AJ
Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Unit C1, Piccadilly Plaza, Manchester, M1 4AJ
Eighth Floor, Westminster House, 11 Portland Street, Manchester, M1 3BH
Second Floor, Westminster House, 11 Portland Street, Manchester, M60 1HY
39 - 41 Piccadilly Plaza, Manchester, M1 4AJ
Unit A, The Exchange, Piccadilly Gardens, Manchester, M1 4BT
Unit B1, Piccadilly Plaza, Manchester, M1 4AH
First Floor, Green Surgery Limited, 18 - 22 Mosley Street, Manchester, M2 3AQ
Sixth Floor, 19 York Street, Manchester, M2 3BA

19 York Street, Manchester, M2 3BA
CITY SPECS LTD, Unit E2B, City Tower, Piccadilly Plaza, Manchester, M1 4AJ
The Thrift Shop, 45 - 50 Piccadilly Plaza, Manchester, M1 4AJ
2 New York Street, Manchester, M1 4HJ
Twenty Seventh Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Third Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
HAYS SPECIALIST RECRUITMENT, Fourth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
37 Piccadilly Plaza, Manchester, M1 4AJ
Twenty Ninth Floor Room 907, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Twenty Ninth Floor Rooms 902 And 903, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Twenty Ninth Floor Room 904, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Twenty Ninth Floor Room 905, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Unit E1A, City Tower, Piccadilly Plaza, Manchester, M1 4AJ
Unit E2A, City Tower, Piccadilly Plaza, Manchester, M1 4AJ
Ground Floor, Cobden House, 12 - 16 Mosley Street, Manchester, M2 3AQ
First Floor, Cobden House, 12 - 16 Mosley Street, Manchester, M2 3AQ
Basement, Cobden House, 12 - 16 Mosley Street, Manchester, M2 3AQ
35 - 36 Piccadilly Plaza, Manchester, M1 4AJ
Tesco Express, Unit D, Piccadilly Plaza, Manchester, M1 4AJ
Unit E, 35 - 36 Piccadilly Plaza, Manchester, M1 4AJ
Mercure, Jarvis Piccadilly Hotel, Piccadilly Plaza, Manchester, M1 4PH
Twenty Fourth Floor, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
First Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Fifth Floor Suite A, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Ninth Floor Room 906, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Nineteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Fourteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Unit 2C Basement And Ground Floor, The Exchange, Piccadilly Plaza, Manchester, M1 4AJ
Transform Manchester, Fifth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Ground Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Third Floor Room 1, City Tower, Piccadilly Plaza, Manchester, M1 4BT
42 Piccadilly Plaza, Manchester, M1 4AJ
Twenty Eighth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Basement, 18 - 22 Mosley Street, Manchester, M2 3AQ
Unit E3, City Tower, Piccadilly Plaza, Manchester, M1 4HN
Unit 5, City Tower, Piccadilly Plaza, Manchester, M1 4HN
Twenty Ninth Floor Room 900, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Twenty Ninth Floor Room 908, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Unit 1, Piccadilly Gardens, Manchester, M1 1LS
Ground Floor And First Floor, The Exchange, Piccadilly Gardens, Manchester, M1 4AJ
Basement, 2 New York Street, Manchester, M1 4HJ
The Exchange, Piccadilly Gardens, Manchester, M1 4BT
Thirteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
First Floor, 2 New York Street, Manchester, M1 4HJ
Third And Fourth Floor, 2 New York Street, Manchester, M1 4HJ
Second Floor, 2 New York Street, Manchester, M1 4HJ

Twenty Second Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Twenty First Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Twentieth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Twenty Sixth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Third Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
 First Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
 Sixth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
 Second Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
 SINGLETON CLAMP & PARTNERS LTD, Fourth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
 Tenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Piccadilly Bus Station, Piccadilly, Manchester, M1 4AJ
 Sixteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Eighteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Eleventh Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Ninth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Twelfth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Unit B3, City Tower, Piccadilly Plaza, Manchester, M1 4AH
 Unit B5, The Exchange, Piccadilly Plaza, Manchester, M1 4AH
 Unit B4, City Tower, Piccadilly Plaza, Manchester, M1 4AH
 Unit B2, The Exchange, Piccadilly Plaza, Manchester, M1 4AH
 6A Piccadilly Plaza, Manchester, M1 4AH
 First Floor, 18 - 22 Mosley Street, Manchester, M2 3AQ
 Third Floor, 18 - 22 Mosley Street, Manchester, M2 3AQ
 Second Floor, 18 - 22 Mosley Street, Manchester, M2 3AQ
 William Hill, Ground Floor, 18 - 22 Mosley Street, Manchester, M2 3AG
 Seventh Floor, Westminster House, 11 Portland Street, Manchester, M1 3HU
 Edwards, Westminster House, 11 Portland Street, Manchester, M1 3HU
 First Floor, Westminster House, 11 Portland Street, Manchester, M1 3PL
 AVENSURE LIMITED, Twenty Fifth Floor Suite B, City Tower, Piccadilly Plaza, Manchester, M1 4BT

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
 Area Team Boundary - Name: CENTRAL