

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134094/FO/2022

Date registered valid: 19 July 2022

Proposal: Change of use of part of ground floor to allow public use of leisure facilities (excluding gym)

Address: Globe House, 30 Southall Street, Manchester, Manchester, M3 1LG

Ward(s): Cheetham Ward

Applicant: Mr Gary Macarthur, GH Property Manchester Ltd, Globe House, 30 - 34 Southall Street, Manchester, M3 1LG

Agent (if any): Mr Christie McDonald, Steven Abbott Associates LLP, Balmoral House, Ackhurst Business Park, Foxhole Road, Chorley, PR71NY

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 September 2022

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 15 August 2022

Standard consultations:

Printed: 25 July 2022 Expired: 15 August 2022

Neighbour notifications

Printed: 25 July 2022 Expired: 15 August 2022

Site notice

Posted: 15 August 2022 Expired: 5 September 2022

Press advert

Published: 2 August 2022 Expired: 23 August 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a large, attractive, 5 storey (including basement), red brick, office building (Globe House) situated at the corner of Southall Street and Carnarvon Street.



The building is presently occupied by apartments following prior approval being granted for 28 apartments under the provisions of Class O of the General permitted development Order, having previously been in use as offices (Class B1a).

14 parking spaces are provided to the rear courtyard area accessed via a covered access between buildings off Cheviot St together with a further 10 under-croft spaces within the basement area.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is situated within the heart of the Strangeways area of Manchester and a short distance to the east of Bury New Road – a main arterial route into and out of the city centre.

Aside from HMP Strangeways which is situated directly opposite, the locality contains a vast array of wholesale cash and cash businesses which serves the city and the surrounding region.

The area is largely characterised by light industry, including warehouses and depots. Many of the businesses comprise of low-rise, buildings with large floor plates within a strong grid street pattern

Description of development

Planning permission is sought to change the use of part of ground floor to allow public use of leisure facilities (excluding gym).

At present the part of the ground floor includes leisure facilities comprising a spa area, pool and gym for use by residents. However, over time it has become apparent that residents are rarely using the facilities and the cost of electricity and general maintenance is now a big issue for the property owner given the current rising energy costs.

The application therefore seeks planning permission to allow public use of the leisure facilities by prior appointment only. Currently the host approval includes a condition which restricts the use of the ground floor leisure facilities from public use. As there is no legal mechanism conditions attached to prior approval consents, separate planning permission is now sought to remove this restriction.

The application has been accompanied by a management plan detailing operational, management and security measures to ensure the leisure facilities are not open to the general public or walk-in customers, but by prior appointment only. The use of the leisure facilities excludes the gym area and will be limited to 5 customers only.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Highway Services - No changes are proposed to the existing on-site car and cycle parking facilities and the surrounding roads are subject to existing parking controls. It is noted that the intensity of use of the facility will be limited to five people at any one time.

Highways consider that the on-street parking impact and likely trip generation will be minimal and therefore have no objection to the proposal.

GMP (Design for Security) – It is recommended that the access control arrangements are reviewed to ensure that users to the leisure facilities cannot access any part of the residential use of the development, as well as CCTV being provided to ensure accessible areas to the public are covered. *An informative has been included in this regard.*

Environmental Health – It is advised that the opening times on a Sunday for non-residential use is restricted to 10.00 to 17.00 hrs. No further comments. *The opening time has been agreed and amended accordingly.*

Policy

The below policies and guidance are considered relevant to the consideration of this application:

- Saved policy DC19 of the UDP;
- Policies DM1, SP1, T2 and EN3 and the Core Strategy;
- National Planning Policy Framework (NPPF).

Planning History

130804/FO/2021

Elevational alterations involving the removal of the existing louvre grill and its replacement with a full height external door to form new access to internal car parking. *Approved 6 September 2021.*

123141/P3OPA/2019

Notification for prior approval for a proposed change of use of building from offices (Class B1a) to 28 apartments (Class C3) with associated parking. *Approved 16 May 2015.*

120948/FO/2018

Elevational alterations to ground floor to create new garage door and revealing of basement windows. *Approved 8 October 2018.*

119956/P3OPA/2018

Notification for prior approval for a proposed change of use of building from offices (Class B1a) to 30 apartments (Class C3) with associated parking. *Approved 11 July 2018.*

117760/P3OPA/2017

Notification for prior approval for a proposed change of use of building from offices (Class B1a) to 26 apartments (Class C3). *Approved 23 November 2017.*

110944/P3OPA/2016/N1

Notification of prior approval for change of use of ground to 3rd floor from office (class B1a) to 20 apartments (Class C3). *Approved 7 April 2016.*

092414/FU/2010/N1

Change of use of first floor to educational use (Class D1). *Approved 27 September 2010.*

043410/FU/NORTH1/93

Change of use from storage to a bistro. *Approved 18 August 1993.*

040194

Conversion of ground floor lobby into a kiosk/sandwich bar. *Approved 11 November 1991.*

Issues

Principle

The proposed use would make best use of under-used facilities that from a cost perspective would also benefit existing residential occupier by allowing their retention.

As the proposed use would be on an appointment only basis and given the low number of potential customers, any impact as a consequence of its limited public use is likely to be negligible. On this basis, the proposal is considered to accord with the aforementioned policy and guidance.

Residential Amenity

Given the small amount of floorspace given over to the leisure facilities and limited number of people being able to access the facilities on an appointment only basis, coupled with the hours of operation, it is not considered that there would be any material or undue impact as a consequence of noise and disturbance above that of the normal use of the ancillary leisure facilities. As such, the impact to amenity is considered satisfactory.

Highways Impact

1 parking space is to be given over to the proposed use. Given the accessible nature of the site on the fringe of the city centre, together with the likely limited use of the facilities and low number of patrons, any impact to the highway in terms of vehicular movements or parking demand is likely to be negligible. Highway Service raise no concerns in this regard.

Waste Management

As is currently the case, the existing waste management arrangement and bin storage will serve the use. Given the nature of the use, the low number of patrons, on-site management and as no significant waste is likely to be generated, the existing arrangements are likely to be satisfactory.

Security

The building is manned all day, with a 24 hour on-site concierge. Together with the proposed booking arrangement, this is considered satisfactory. An 'Informative' has been included which advised the application of the need for separate access control and the use of CCTV to monitor the area if now in place already.

Heritage

S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

This is relevant in this case due to the location of the Grade II listed prison opposite.

Policies EN3 of the Core Strategy, along with Section 16 of the NPPF likewise refer to the need for the consideration to be given to the impact of new developments on heritage assets, whilst saved Policy DC19.1 seeks to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity.

The application building has no architectural, historic or functional link with the listed building opposite and given that no external changes are proposed, the proposed development will not be harmful to the setting of the neighbouring listed prison.

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 to guide the application through all stages of the planning process and resolve any issues that arose in 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:

A031.1_P(00)001 A and A031.1_P(00)003 A received by the City Council as Local Planning Authority on 1 July 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 leisure facilities (excluding gym) shall not be open to the public outside the following hours:-

10:00 to 20.00 hrs Monday to Saturday;
10,00 17.00 Sundays and Bank Holidays.

Reason - To safeguard residential amenity, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

4) Notwithstanding the hours of operation detailed, the proposed use hereby approved shall be implemented in accordance with the submitted Management Strategy produced by Steven Abbott Associates dated 19 July 2022 and dated and received by the City Council as Local Planning Authority on 19 July 2022.

Reason - To safeguard amenity and in the interests of security, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

5) The use of the leisure facilities (excluding gym) facilities hereby approved shall operate on an appointment only basis and shall not be open to walk-in customers.

Reason - To manage capacity and to safeguard residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informative

- 1) Greater Manchester Police (Design for Security) recommend that the access control arrangements are reviewed to ensure that users to the leisure facilities cannot access any part of the residential use of the development, as well as CCTV being provided to ensure accessible areas to the public are covered.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

HMP Hospital, H M Prison, Southall Street, Manchester, M60 9AH
HMP Dental Department, H M Prison, Southall Street, Manchester, M60 9AH
Flat 28, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 27, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 26, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 25, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 24, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 23, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 22, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 21, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 20, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 19, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 18, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 17, Globe House, 30 Southall Street, Manchester, M3 1LP
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Flat 11, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 10, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 9, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 8, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 7, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 6, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 5, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 4, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 3, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 2, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 1, Globe House, 30 Southall Street, Manchester, M3 1LP
Basement, 45 Julia Street, Manchester, M3 1LN
Unit 3, 1 Cheviot Street, Manchester, M3 1LW
Unit 2, 1 Cheviot Street, Manchester, M3 1LW
Rock Over Climbing, Unit 1, 1 Cheviot Street, Manchester, M3 1LW
First Floor, 45 Julia Street, Manchester, M3 1LN
1 Cheviot Street, Manchester, M3 1LW
Ground Floor, 47 - 49 Carnarvon Street, Manchester, M3 1EZ
First Floor, 47 - 49 Carnarvon Street, Manchester, M3 1LQ
Basement, 47 - 49 Carnarvon Street, Manchester, M3 1LQ
Ground Floor, 45 Julia Street, Manchester, M3 1LN
Flat, H M Prison, Southall Street, Manchester, M60 9AH
47 - 49 Carnarvon Street, Manchester, M3 1LQ
45 Julia Street, Manchester, M3 1LN
54 Carnarvon Street, Manchester, M3 9AH
H M Prison, Southall Street, Manchester, M3 1JL

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

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL