



Steven Abbott Associates LLP
Chartered Town Planners

Ref: CJM/3756

15 June 2022

Mr S. McCoombe
Senior Planner
Development Management North
Planning Building Control and Licensing - Growth and Development
Manchester City Council

Dear Mr McCoombe

Planning Application - Change of Use of Private Spa to Allow Public Use at Globe House, 30 - 34, Southall Street, Manchester, M3 1LG

I refer to the above planning application which was submitted online via the Planning Portal today.

The luxury apartment building subject to this planning application has a lawful residential use under Class O, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

However, the permission is subject to a condition which reads as follows:

“The ancillary communal leisure facilities/gym provided in the basement area shown on drawing numbered 07427_03/N received by the City Council as Local Planning Authority on 26 March 2019 shall not be for general public use and shall only be used by residents of the host building only.”

The reason for this condition is as follows:

Partners

Steven H Abbott
BSc (Hons) MRTPI

Alastair J Skelton
BSc (Hons) DipTP MRTPI



RTPI
Chartered Town Planners

Balmoral House, Ackhurst Business Park, Foxhole Road, Chorley, Lancashire, PR7 1NY **T 01257 251 177**

130 Highgate, Kendal, Cumbria, LA9 4HE **T 01539 724 766**

Penstraze Business Centre, Penstraze, Truro, Cornwall, TR4 8PN **T 01872 562 061**

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“To prevent an over intensive use of the building and excessive on-street parking demand in the locality, in the interests of highway safety, pursuant to policies DM1, SP1 and T1 of the Manchester Core Strategy.”

The Applicant has fully complied with this condition, but, unfortunately, over time, it has become apparent that the residents very rarely use the facilities and the cost of electricity and general maintenance is now a huge issue which has to be addressed, especially given the current rising energy costs.

Therefore, this planning application seeks planning permission from the LPA to allow public use of the leisure facilities. However, this use will be strictly regulated and allowed by prior appointment only, thus enabling the prevention of an over intensive use of the building and excessive on-street parking demand in the locality.

The management plan is as follows:

- Access is 10am - 8pm all week via the main entrance foyer.
- Booking only. Absolutely no walk-ins. This applies to both residents and the public.
- Only one booking party allowed to use the facilities at any one time.
- A maximum of five people allowed to use the facilities under the same booking.

The submitted drawing number A031.1_P(00)003 produced by Footprint Design which forms an integral part of this planning application clearly shows how this will work with the shared circulation area leading from the main entrance to the leisure facilities on the ground floor edged in green.

With regard to parking, there are currently 28 apartments in the building and 16 spaces which is more than required given the highly sustainable nature of the application site. Therefore, if the application is approved, there will be a car parking space designated specifically for non-resident spa bookings.

Finally, there is a fire management system in place which is above and beyond the typical residential fire management system expected for residential buildings. The



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system in Globe House is designed for hotels and as a result the building is manned all day. There is a 24 hour on-site concierge.

I trust this is all self-explanatory and is a reasonable proposal that the local planning authority can fully support but please do not hesitate to contact me if you have any queries or require any additional information.

I look forward to hearing from you as the application progresses.

Yours sincerely

Christie J McDonald MTCP MRTPI

Associate

E: christiem@abbott-associates.co.uk