



18th June 2021

Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester
M60 2LA

Dear Sir/ Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
CHANGE OF USE AND RECONFIGURATION OF GROUND FLOOR TO INCLUDE E(D) (GYMNASIUM/
FITNESS) USE
67-75 MOSLEY STREET, MANCHESTER M2 3HR (PP-09953651)**

Please find enclosed an application for the change of use and reconfiguration of the ground floor of Hyphen, 75 Mosely Street.

The full description of development is:

"Extension of upper basement commercial unit into existing ground floor (including use for Use Classes E(a), E(b), E(d) and sui generis (drinking establishments and drinking establishments with expanded food provision) following reconfiguration of the ground floor commercial units, installation of external extract louvre, together with associated development."

Planning consent to refurbish and extend the property was granted in July 2016 (111682/FO/2016/C2). This allowed for the formation of two retail / leisure units at ground floor for A1 (retail), A3 (cafes and restaurants) and A4 (drinking establishments).

Consent was subsequently granted in November 2017 to change the use of the upper basement floor (basement level one) to either Use Class A1 (Shops), A3 (Restaurants and Cafes), A4 (Drinking Establishments) or D2 (Assembly and Leisure)(gym/ fitness use only) with an entrance from ground floor.

It is now proposed to increase the space allocated to the commercial unit at upper basement level by extending into the existing ground floor and including E(d) gym as a permitted use in this ground floor space (E(d) (gym use is currently permitted at upper basement level). The remainder of the commercial unit space at ground floor will be used as a single unit and its permitted uses will not change.

In addition to these changes, the applicant has recently undertaken changes at lower basement level to install showers, a changing area and increase cycle storage, resulting in the loss of four car parking spaces. Whilst these changes are internal and as such do not require express consent, it is necessary to install an air intake and extract louvre in the external elevation. This will replace a low-level window on the Nicholas Street elevation. This change is also therefore included in this application.

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application local planning authorities must make their determination in accordance with the development plan unless material considerations indicate otherwise.

Given this obligation, the Applicant has considered the relevant guidance and policies at national and local level relevant to the application. The Development Plan currently consists of the Manchester Core Strategy (adopted July 2012), and the saved policies of the Manchester UDP (adopted July 1995). Associated supplementary documentation is a material consideration.

Section 1 of the National Planning Policy Framework, records the Government's commitment to securing economic growth in order to create jobs and prosperity, and also identifies its commitment to ensuring the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support business growth through the planning system.

Policy CC7 of the Manchester Core Strategy addresses Mixed Use Development and states that, the city centre presents the most viable opportunities for mixed-use development, and in general these will be promoted as a means of using land as efficiently as possible.

Furthermore, the *Guide to Development in Manchester* states that developments that remain flexible and allow for new users and functions will be supported. Internal space within buildings should be designed such that it retains a long-term flexibility for adaptation for use by future users. The conversion of existing buildings for a range of new uses is encouraged by this supplementary planning guidance.

These policies are further reinforced by the Greater Manchester Strategy Growth Priorities, which include supporting business growth with a strong integrated offer as an integral aim for boosting the economy in Greater Manchester.

Planning Considerations

Two operators have been identified for the two commercial units (a café in the Mosley Street unit at ground floor and a gym operator at upper basement and ground floor). As such, the proposed reconfiguration of the floorspace is required in order to support the occupation. It is likely that the ground floor gym space will be used as a fitness studio. The louvre will be discretely installed into the elevation within an existing low-level opening, will be painted matt black to match the other louvres at high level on the elevation and therefore will have minimal visual impact.

The planning application is supported by the following:-

AA5750 200 A – Location Plan
AA5750 C 4062 DD PRO GA – Existing Ground Floor
AA5750 C 4061 Z PRO GA – Existing Upper Basement
AA5750 C 4060 U PRO GA – Existing Lower Basement
AA5750 C 4091 O PRO GA – Existing Nicholas Street Elevation
1116 - BBRE_Manchester_GF GA - Proposed Ground Floor
E5887-RISBY-F MB2-A - Proposed Lower Basement
P14267-RISBY-L MB1-C - Proposed Upper Basement
1116-OKT-V1-XX-DR-I-0010 - Proposed Nicholas St Elevation



I look forward to receiving confirmation of the application's registration, however, should you have any further queries please do not hesitate to get in touch.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'DSE' followed by a stylized flourish.

Diane Ellis
Associate Director