

10 March 2022

Planning Department
Manchester City Council
Town Hall
PO Box 532
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FAO Angela Leckie

Dear Angela

NOMA, Sadler's Yard

Application for continued use of Sadler's Cat Public House (formerly the Pilcrow) with new canopy structure

On behalf of the Applicant, NOMA (GP) Ltd, please find enclosed an application in support for Full Planning Permission for the continued use of the temporary, community-built, Sadler's Cat public house located in within the NOMA Strategic Regeneration Area within Sadler's Yard, Manchester City Centre; alongside a new terrace structure – the 'Gardenhouse' – immediately adjacent.

Sadler's Cat occupies a parcel of land previously occupied by the Redfern Annexe building, which was demolished as part of the wider NOMA strategy and will in the medium to long-term be brought forward as a development plot. Sadler's Cat is located to the western boundary of Sadler's Yard and is a single story temporary public house facility, covering an area of 163 sq.m, and the terrace structure will cover an additional 50 sq. m., including a small food hut. Sadler's Cat includes provision for outdoor seating and associated back of house facilities, including toilets and storage areas.

The description of development as set out in the application forms is as follows:

Continued use of a temporary structure as a public house and associated facilities (Use Class E Drinking Establishment), for a further period of two years; with new adjacent canopy structure and food hut.

1 Introduction

Sadler's Yard is located at the heart of the NOMA regeneration area, Redfern Street to the east, Hanover Street to the south and the rear of Old Bank Building to the west within Manchester City Centre. The square is bounded by several significant Listed Buildings: Old Bank Building; Hanover Building, Redfern Building and New Century Hall. This has created a unique public realm at the edge of the city centre.

Since opening in September 2016, Sadler's Cat (formerly the Pilcrow) has had significant success whilst attracting a number of visitors from the local neighbourhood and beyond, and has therefore been integral to attracting people to NOMA and animating Sadler's Yard. Since its opening, Sadler's Cat has supported a wide range of events and festivals held at Sadler's Yard. This includes the Manchester International Festival, local craft markets, beer and food festivals. Sadler's Cat also provides hire facilities giving local business an opportunity to host workshops and events and a unique opportunity to engage with the local community.

In November 2015, planning permission was granted for the public house for a temporary period of three years (LPA Reference 109781/FO/2015/C1). A second permission for continued use, for a further period of three years, was approved March 2019 (LPA Ref. 119817/FO/2018). This application seeks to extend permission for Sadler's Cat for a further two years.

In addition to retaining the existing public house building, due to the popularity of Sadler's Cat it is proposed that an additional roof canopy structure (the Gardenhouse) be provided to cover the area of existing external seating, to allow for additional sheltered seating for both patrons and for events. This is to accommodate for poor weather conditions, as the existing level of indoor seating is insufficient to meet current demand within the public house. There will be a food hut, operated separately, but sitting in line with the new Gardenhouse structure.

The continued use of the pub will further contribute towards the regeneration of the wider NOMA area and support the ambitions of the adopted NOMA Strategic Regeneration Framework by complementing plans for the delivering high quality public realm across the estate. Both the Sadler's Cat proposals and the Gardenhouse have been designed with regard for the wider public realm scheme as approved under Planning Application Reference: 105522/FO/2014/C2.

Permission for Old Bank Building to be refurbished and extended for office use has been secured under Planning Permission Ref. No: 127464/FO/202 and Listed Building Consent Ref. No: 127465/LO/2020, both approved in October 2020. The extension is proposed where Sadler's Cat is sited currently. Whilst the proposals for Old Bank Building come forward, it is considered that retaining Sadler's Cat would result in maintaining momentum in regard to increasing footfall and activity in this emerging neighbourhood, making use of a brownfield site that would otherwise be underutilised.

Strategic Context

Sadler's Yard forms part of a wider NOMA Strategic Regeneration Framework area. NOMA is underpinned by a Strategic Regeneration Framework and Masterplan originally endorsed by Manchester City Council in 2009, updated in 2010 and most recently in September 2015. These documents set out a commitment to create a commercially-led, mixed-use destination at the northern gateway to the City Centre, covering an area of approximately 20 acres.

NOMA is a unique opportunity in the context of Manchester City Centre to drive forward the City's competitive offer as the main destination for inward investment in employment, retail and leisure. It will bring new businesses and new jobs to the city – including major head offices and office occupants – creating added value economic growth and representing another major step forward for Manchester.

A key ambition for NOMA is that it contributes towards the emerging innovation district now growing around the newly formed public square known as Sadler's Yard and accommodate a wide range of

requirements in this sector from small enterprise start-ups to fully fledged Grade A offices for mature high-value businesses.

2 National Planning Policy

At a national level the NPPF provides guidance for development with the 'golden thread' running throughout the document being the presumption in favour of sustainable development and also supporting proposals in accordance with an up to date Development Plan as demonstrated below.

Economic Growth

Paragraphs 80 to 82 of the NPPF focuses on “decisions should help create the conditions in which businesses can invest, expand and adapt” which it suggests should take into account both local business needs and wider opportunities for development”. The proposed temporary change of use will generate additional economic activity, and the new addition of the food offer and additional sheltered seating offers room for the existing business to expand, and has the potential to ignite further activity growth within the NOMA estate and complement the forthcoming New Century food hall and music college.

Vitality of town centres

Paragraph 85 identifies that planning policies should be positive and promote competitive town centre environments, recognising that town centres are the heart of communities and that their viability and vitality should be supported. The proposal will provide an engaging use which complements the aspiration to help create a mixed-use destination within Manchester.

It will contribute towards diversifying the mix of uses within the wider NOMA area, which is dominated by commercial office uses. Furthermore, a nearby public house and food offer will make the offices more attractive to potential tenants.

Conserving the historic environment

Paragraph 189 of the NPPF states that in determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 192 also advises that in the determining applications, Local Planning Authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness. Whilst Sadler's Yard is surrounded by a number of Grade II listed assets (including Old Bank Building and Hanover Building), the proposal will make no permanent change or material impact on these buildings and will not affect the building's special interest. The square is located on the boundary of the Shudehill Conservation Area, however the proposals are temporary and unfixed, and therefore will not permanently impact upon the character or appearance of the setting for the neighbouring Listed Assets or Conservation Area.

Promoting Sustainable Transport

Paragraph 103 highlights that encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Paragraph 108 states that development should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people.

Sadler's Yard is located in a highly accessible area close to a range of sustainable transport modes, including being within walking distance to Victoria Train Station, Shudehill Interchange and is also highly accessible for pedestrians and cyclists, providing easy access for visitors to the store.

3 Local Planning Policy

Manchester Core Strategy

The Manchester Core Strategy (MCS) was adopted in July 2012 and is the key, overarching Development Plan Document. The Core Strategy has replaced significant elements of the Manchester Unitary Development Plan as the document that sets out the long term strategic policies for Manchester's future development and forms the framework against which planning applications will be assessed.

The Core Strategy identifies broad development requirements and spatial locations for delivering new development over the plan-period. In particular, it identifies an opportunity for the city centre as a major economic driver and centre of employment. The policies relevant to this proposal are summarised below demonstrate how this proposed temporary change of use fully accords with the key tenets of relevant local planning policy. There are a number of policies which are of relevance to this application and which have been summarised below.

Unitary Development Plan (1995)

The Unitary Development Plan (UDP) was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced, however, a number of policies were saved on 11 July 2012 and remain extant. Saved policies relevant to this application are noted below.

Planning Appraisal

Overview of the Proposals

Sadler's Cat is a bespoke, temporary public house facility which has the ability to be dismantled and relocated elsewhere within NOMA. Temporary planning permission was granted in 2015 (for a temporary period of three years) which enabled the pub to be developed by local craftspeople alongside construction professionals and voluntary labour from the local community.

Due to the popularity of Sadler's Cat, it is seen that there is an opportunity to expand the offering, and so it is proposed that the Gardenhouse be built immediately adjacent to the existing structure, offering additional sheltered seating. The Gardenhouse will not have facilities to operate independently, but will exclusively as an expansion space for activity in the existing public house, replacing existing (uncovered) external seating. Therefore, this additional space will not require a major change in the operation, offering, or opening hours of the public house.

Sadler's Cat and the Gardenhouse will be managed by the Cloudwater team as a public house, which will offer food and drinks. The food hut on the Sadler's Cat terrace will be operated by Wallace & Sons in collaboration with Cloudwater to provide a high-quality food offer at Sadler's Cat.

Principle of Temporary Use

MCS Policy EC1 (Employment and Economic Growth in Manchester) notes Priorities for ensuring continued economic growth include: Creating business destinations by enhancing the primary business

use with ancillary commercial facilities, and ensuring the continued social, economic and environmental regeneration of the City.

MCS Policy CC 7 (Mixed Use Development), considers active ground floor uses such as shops, food and drink and leisure) appropriate for areas with an established public function.

Sadler's Cat has been successful in meeting a number of strategic objectives for NOMA which include its contribution to place making within the NOMA Framework area that has helped attract people to the area and increase footfall. Since its opening, Sadler's Cat supports a small number of full and part time jobs, including wider employment benefits through its local supply chain. It has therefore been significant in supporting a range of economic generating uses. Its continued use will provide a unique opportunity to support the local city centre economy whilst bringing local business and communities together.

Whilst Sadler's Cat and the Gardenhouse will be temporary structures, their operation will still bring wider economic and public benefits to NOMA. These include job creation in the wider supply chain associated with the construction of the de-mountable structure and through the operation of the public house and food offering, which will provide a number of part-time jobs. Furthermore, this offering will support future ambitions for the square: drawing visitors and introducing small level commercial activity prior to full occupation of retail units in Hanover; Dantzic and Redfern Buildings.

Appearance

MCS Policy EN1 (Design Principles and Strategic Character Areas) All development in Manchester will be expected follow principles of urban design and have regard to the strategic character area in which the development is located.

Sadler's Cat is a timber structure of relatively small scale, particularly in comparison to its neighbors which are all at least 3-4 stories. It therefore cannot be viewed from outwith the square due to the dense urban grain of the surrounding streets. Its primary focus is to interact with the users of The Square, and with this in mind the building has been sited to address the pedestrian routes, and the square (rather than the street) and its architecture developed to respond to functional requirements and allowing community involvement in its formation.

This has created a simple piece of architecture, a bespoke, timber structure designed by Standard Practice, who are a local design practice based in the adjacent Old Bank Building. The additional Gardenhouse structure and food hut, also designed by Standard Practice, have been designed to sit in harmony alongside the existing building, and will utilise a complementary timber structure and larch timber cladding so that they are read as a cohesive whole.

Heritage

MCS Policy CC9 (Design and Heritage) states that development in Manchester City Centre should protect or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Sadler's Cat is not attached to any listed buildings and does not fall within any conservation areas. However, it is adjacent to the Shudehill Conservation Area and within close proximity to a number of Grade II Listed Buildings, including the Hanover Building, and Old Bank Building. The design and appearance of the Sadler's Cat is sensitive to its historic context and does not have a negative impact on

surrounding listed buildings. The building's refined appearance and simple form provide an appropriate addition to the area which preserves the character and appearance of the conservation area.

Sadler's Cat acts as a focal point to the Sadler's Yard, in line with one of the core objectives for NOMA to lead on place-making within the City Centre and the aspiration for Sadler's Yard is to complement the surrounding historic environment, and can be viewed as another positive step towards re-energising the historic estate. Its continued use will contribute to these valuable heritage assets in becoming fully utilised in the future.

It is also considered that as both Sadler's Cat and the Gardenhouse will be temporary structures, and both have been specifically designed to be easily moveable, that any perceived impact on the historic environment would only be temporary in nature.

Maintenance

Any physical / structural damage would be repaired by the original fabricator (Standard Practice) as instructed by NOMA Estate.

As Sadler's Cat will be in place for only a short period of time it is considered that required maintenance is likely to be minimal. However, any material or aesthetic damage would be rectified by the on-site team (Standard Practice) as part of the ongoing contract for placemaking, events and community engagement on site they hold with NOMA.

4 Site Specific Considerations

Policy DM1 (Development Management), requires that all proposed development should have regard to a number of specific issues including: effects on amenity such as noise, light, air quality, road safety and traffic generation; accessibility; community safety and crime prevention; refuse storage and collection; and, vehicular access. This section identifies the relevant site-specific planning considerations relevant to the determination of the planning application.

Waste and Refuse

MCS Policy EN19 (Waste) will require all developers to demonstrate the proposals consistency with the principles of the waste hierarchy

It is anticipated that the additional terrace structure and small food hut will not create significant levels of additional waste, and therefore the existing waste strategy is sufficient. Existing refuse areas are located within the between Sadler's Cat and Old Bank and stored using 1100l bins. A private waste collection service is currently used, which provides refuse collection on a daily basis.

Access and Transport

Policy CC 10 (A Place for Everyone), requires a high stand of accessibility to buildings and spaces in the City Centre.

Policy T1 (Sustainable Transport) highlights the city's ambition to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses

Policy T2 (Accessible areas of opportunity and need) notes the Council will actively manage the pattern of development to ensure that new development is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Particular priority will be given to providing all residents access to strategic employment sites.

Sadler's Cat is accessed by a ramped approach from the Hanover Street footpath. The building and new terrace extension are on one level, and wheelchair accessible toilets are provided in the existing building. The building will therefore be accessible to wheelchair users and those using prams.

As there is no dedicated parking proposed as part of the proposals, customers will be encouraged to use public transport, cycle or walk to the coffee pod. Sadler's Yard is highly accessible due to its city centre location. It is approximately 200m from Victoria Rail Station, and just over 100m from Shudehill Metro-link, providing good access to the rest of the city. There are a number of pedestrian links leading to the Northern Quarter and Exchange Square – both hubs of retail and leisure activity. Visitor cycle provision is accommodated with external cycle hoops within the wider NOMA estate.

Deliveries will use the existing loading bay available on Hanover Street.

Noise

Unitary Development Plan Policy DC26.1 Development and Noise notes: The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. An Acoustic Assessment was prepared by Sandy Brown Associates and is submitted in support of the continued use of Sadler's Cat.

This report set out the results of an environmental noise survey which was undertaken in January 2022 and recorded the baseline sound levels within the area. The report sets out a requirement for cumulative noise levels resulting from the operational of all new plant at 1m from the most sensitive premises to be at least 5 dB below the MCC guidance minimum background noise levels measured in each octave band.

Based on the minimum background measurements results from the survey limits from plant noise egress have been provided.

Assessments of operational noise egress has been carried out based on noise measurements undertaken of the installed amplified sound system operating. The results of this assessment indicates that operational noise egress from the amplified sound system within the pub is expected to comply with the daytime (07:00-23:00) and night-time (23:00-07:00) operational noise egress criteria

Operational noise egress from the amplified sound system within the external seating area is expected to exceed the daytime and night-time amplified sound egress criteria. These correspond to levels of LAeq 85 dB and LAeq 83 dB for daytime out of office hours (17:00- 23:00) and night-time out of office hours (23:00-09:00) respectively, which will allow for typical background music levels. These limits are either equal to or less onerous than the limits set in our previous assessment due to the background noise levels measured being higher than those previously measured.

Amplified sound egress limits have also been set based on the measured background noise levels. These limits will continue to be adhered in accordance with the Noise Assessment and will therefore not result in any additional noise impacts.

Operational Management

A bespoke operational management strategy has been provided noting the identified policies for queue management and dispersal; smoking; outside seating and music in order to ensure the efficient operation of the premises and minimise impact on neighbouring buildings.

Strategies will also be implemented to ensure the security and safety of both building tenants and the public; as well as prevention of public nuisance, including measures to encourage customers to respect local residents and leave the premises in a quiet and respectful manner.

The food hut provides reheating facilities and is therefore unlikely to release significant odours. For this reason, there is no additional ventilation required for the food hut.

Opening Hours

The current operating hours are set out below and will remain unchanged:

- Monday to Saturday: 0700AM until 0100AM
- Sunday: 0900AM until 0000
- Bank Holidays: 0700AM until 0100AM

Security

A Crime Impact Statement by Greater Manchester Police (GMP) and submitted support of the continued use of Sadler's Cat and the new Gardenhouse structure.

CCTV has been installed to cover the service area and entrance/exits and to provide general coverage of the public bar area. Control, display and recording equipment is located within the back of house facilities in the Sadler's Cat and managed in line with the policy within the submitted Operational Management Strategy.

An intruder alarm system comprising door contacts and dual tech sensors has also been installed to cover the perimeter doors, opening windows and internal zones of the building. A keypad is located in a discreet position on the agreed entrance/exit route from the building.

Sadler's Cat provides an active use within Sadler's Yard which provides opportunity for natural surveillance in the area, reducing the likelihood crime and antisocial behaviour.

5 Summary

This application seeks planning permission for the continued use of a de-mountable structure used as a public house (Use Class E), along with an additional roof canopy structure to provide a covered seating area, for a temporary period of two years.

The retention of the Sadler's Cat public house will contribute towards the regeneration of the wider NOMA area and support the ambitions of the adopted NOMA Framework by complementing plans for the delivering of public realm across the estate. The addition of the Gardenhouse, supporting the continued operation of Sadler's Cat, will allow for the expansion of these uses, therefore contributing to the

activating of one of Manchester's newest public squares, bring increased footfall to the space and make it a more attractive location for businesses to relocate to and will tie in with the wider vision for NOMA - bringing activity to the public realm in line with the envisaged function of the Square as a place for events

The documents which are resubmitted in support of this application, demonstrate that the proposals have been tested against relevant local and national planning policy and all previous recommendations have been considered and implemented in the completed scheme. It is therefore considered that the continued use of Sadler's Cat complies with relevant planning and policy guidance.

The proposals are supported by planning policy at national and local levels and as such merit the support of the Local Planning Authority and the granting of Planning Permission.

6 Supporting Documentation

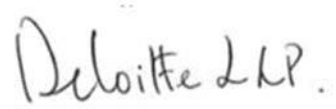
This application has been submitted via the Planning Portal (Ref PP-10115921) and comprises the following supporting documents:

- Completed Application Form and Cover Letter;
- Site location Plan (2696-PLA-XX-XX-DR-L-0008);
- General Arrangement plans:
 - 2696-PLA-XX-XX-DR-L-0005 – Terrace Structure;
 - 2696-PLA-XX-XX-DR-L-0010 – Site Plan;
 - Sadler's Cat Kitchen - Layout Plan
- Acoustic Report prepared by Sandy Brown;
- Crime Impact Statement Prepared by Greater Manchester Police;
- Operational Management Strategy (Public House) prepared by Cloudwater;
- Operational Management Strategy (Food Hut) prepared by Wallace & Sons;
- Proposed Ventilation Layout (Ref C 5226) prepared by Ventilation Ltd
- Fire Risk Assessment

The supporting planning fee of £490.00 has been paid online.

Should you have any questions or require additional information, please contact me on the details provided or contact my colleagues Eithne FitzGerald (eithnefitzgerald@deloitte.co.uk / +44 161 455 6963), or Frances Hampson (fhampson@deloitte.co.uk / +44 161 455 6766)

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, flowing style.

Deloitte LLP