



Stonegate Group

# The White Lion Hotel

Liverpool Road, Manchester, M3 4NQ  
Planning & Heritage Statement



London



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## 1. Introduction

- 1.1. This Planning Statement has been prepared by Planning potential on behalf of Craft Union Pub Co. (part of the Stonegate Group), who are seeking to obtain full planning permission for a new external seating area, including a change of use, at land adjacent to The White Lion Hotel, Liverpool Road, Manchester, M3 4NQ.
- 1.2. The White Lion Hotel sits within the Castlefield conservation area, in a prominent location adjacent to the remains of Manchester's Roman Fort and close by to Deansgate. The area surrounding the pub is mixed use by nature.
- 1.3. The existing external seating area, which consists of numerous table/bench units and umbrellas, is currently bounded by aging wood and is out of keeping with its surroundings, although it continues to feature as a key asset for the pub, more so during the COVID-19 pandemic.
- 1.4. The proposed amendment of the outdoor seating area proposes firstly a reconfiguration of the area permitted for The White Lion Hotel's licenced service, but also seeks to upgrade what is becoming an unfavourable feature in terms of its condition and practicality.
- 1.5. The existing landlords have overseen the operation of the external seating area, which is situated on council-owned land, for many years.
- 1.6. This statement comprises the following sections:
  - Section 2 - Overview of the Stonegate Group;
  - Section 3 - Description of the site, surrounding area and planning history;
  - Section 4 – Pre-Application Advice and Stakeholder Consultation
  - Section 5 – Development Proposals;
  - Section 6 – Heritage Assessment
  - Section 7 - Relevant planning policy context and other material considerations.
  - Section 8 - Planning assessment / justification;
    - Section 9 - Conclusion
- 1.7. A suite of supporting drawings and documents has also been submitted alongside this Planning and Heritage Statement. This includes:
  - Site Location Plan;
  - Drawings of the existing ground floor layout, proposed ground floor layout, and the proposed elevations of the external area, all produced by DRD Architecture and Interior Design;
  - Photographs of the external seating area at White Lion Hotel;
  - Environmental Noise Impact Assessment, produced by ADT Consultants;
  - A series of email chains between the agent and Manchester City Council which centre around the pre-application advice received on 24/01/2022 and 28/03/2022;
  - A letter from Craft Union Pub Co., sent to local residents, informing them of a consultation event held at the White Lion Hotel regarding proposals for the external area;
    - Management Plan

## 2. Overview of the Craft Union Pub Co. / the Stonegate Group

- 2.1. The Stonegate Group, who are the owners of The White Lion Hotel, are seeking to expand their operation of public houses under their 'Craft Union Pub Co.' subsidiary.
- 2.2. The Stonegate Group was formed in 2010 with 333 sites in its portfolio and has since grown to become the largest pub group in the UK, boasting over 4,500 premises. The Stonegate Group believe that pubs sit in the heart of British culture, and the group's expansion over the 12 years since forming is testament to their desire to keep this culture thriving, through keeping great pubs alive and offering great customer service.
- 2.3. Craft Union, who operate under the Stonegate umbrella, are renowned for galvanising traditional, characteristic pubs, with the intention of reinstating them into the heart of the communities in which they serve. In alignment with the principles of the Stonegate Group, Craft Union seek to build great pubs through a three-pronged approach; employing great people; incorporating great design; and offering great choice and value in the range of refreshments and entertainment served.
- 2.4. In essence, Craft Union look to mould their pubs into settings in which customers feel a sense of being in a home-from-home.

### 3. The Site and Surrounding Area

- 3.1. The White Lion Hotel sits midway along Liverpool Road, circa 1 mile southwest of Manchester city centre. The White Lion Hotel occupies a corner plot of a row of terraces along the southern element of Liverpool Road.
- 3.2. The pub is a 3-storey building, although the premises solely opens the ground floor to serve its hospitality function. The exterior of the pub is comprised of traditional local red brickwork, supplemented by black signage and gold lettering which assert the pub's presence amongst the streetscape, displaying the archetypal exterior of a traditional British public house.
- 3.3. The former external seating area consisted of numerous wooden table/bench units and umbrellas and was bounded by aging wood out of keeping with its surroundings. The external seating area was a key feature of the pub, in terms of appeal and business.
- 3.4. The external seating area sits adjacent to Collier Road amongst an area of open public realm at the north of Castlefield Urban Heritage Park (CUHP) which incorporates remains of Manchester's Roman Fort.
- 3.5. The setting of the conservation area and numerous heritage assets, which synergise with contemporary mixed-use assets in Castlefield, mean that the external area of The White Lion Hotel would be adapted to better complement Castlefield's existing form and composition (policy CC9).

#### Surrounding area

- 3.6. The pub faces northbound onto a range of professional services and heritage assets with mixed uses, including the Science and Industry Museum: Air and Space Hall on Liverpool Road, which is grade II listed. The White Lion Hotel is bounded by residential property on its immediate eastern elevation, whilst to the west is the Castlefield Urban Heritage Park.
- 3.7. The proposal site sits in the Castlefield Conservation Area, specifically along the north-eastern boundary of the Castlegate Urban Heritage Park, which encompasses the ruins of the Roman fort. No.'s 29-41 (running odd) along Liverpool Road, which border the White Lion Hotel Pub to its eastern elevation, are also grade II listed.
- 3.8. Liverpool Road runs along the northern elevation of the proposal site, and comprises a mixture of residential properties, hospitality and hot food venues, professional and retail services, and car parking. The popular Deansgate area of Manchester sits at the eastern boundary of Liverpool Road.
- 3.9. The site sits within an area designated as flood zone 1, meaning there is a low probability of the site being susceptible to flooding (see PPG paragraph 065 Reference ID: 7-065-20140306). A flood risk assessment (FRA) is therefore unnecessary for the development proposals, as is the need to apply sequential testing to the site.

#### Site Accessibility

- 3.10. The access point to The White Lion Hotel is immediately off Liverpool Road which runs along the northern elevation of the site.
- 3.11. The proposal site has established linkages to both Castlegate and Deansgate. The Deansgate-Castlefield Metrolink station, which is less than 0.3 miles from The White Lion Hotel, whilst several bus routes exist along Deansgate, including the frequent no.33 bus. Public transport facilities along Liverpool Road and at Deansgate provide high accessibility to other areas of Greater Manchester.
- 3.12. There are numerous car parks in the vicinity of the site, such as Stone Street and Water Street, which provide feasible private vehicle parking.
- 3.13. Clear and established footpaths exist along Liverpool Road, and throughout the surrounding built environment, providing straightforward pedestrian accessibility between the site and Manchester City Centre.
- 3.14. Based on the above, the proposal site can be considered to exist in a sustainable location considering the array of transport services and infrastructures present in the area.

#### Planning History

- 3.15. The site is light in terms of planning history, and the volume of planning documents published online are limited, as all associated planning histories precede the year 2000. Relevant planning histories attached to the White Lion Hotel are cited below:

- 055744/FO/CITY3/98 – Elevational alterations – permission granted 19/05/1999
- 056182/AO/CITY3/99 – Illumination of fascia name signs and frontage – permission granted 19/05/1999

3.16. There is also one previous planning history attached to the external seating area to which this new application relates:

- 053705/FU/CITY3/98 - Siting of non-permanent tables and chairs - permission granted 26/05/1999

3.17. Thanks to the pre-application advice service, and the stakeholder consultation event held by Craft Union at the White Lion, it was brought to attention that the Castlefield Forum had progressed a crowdfunded scheme in 2016 which sought to upgrade the public realm of the Roman Gardens:

- 113460/FO/2016 - Public realm improvements, landscaping and heritage improvement works to the Roman Gardens – permission granted 05/08/2016

3.18. Pre-application discussions have since confirmed that this permission is now expired, as none of the conditions attached to the permission had been discharged within the statutory timeframe and that, subsequently, Castlefield Forum have not proceeded to implement their proposals onto the site.

3.19. Similarly, advice given within pre-application discussions consider the forum's approved proposals as a 'blueprint' for the future upgrading of the Roman Gardens and should be appropriately considered when bringing forward proposals affecting the area.

3.20. Craft Union Pub Co. recognise the importance of improving the public realm of the Roman Gardens and have designed a scheme which adequately satisfies the needs of their own clients and operational functions, whilst not looking to impede the future progression of the Castlefield Forum's masterplan vision for the area.

#### 4. Pre-Application Advice & Stakeholder Consultation

- 4.1. The planning application has been influenced and informed by pre-application comments received from officers at Craven District Council on 24/01/2022 and 28/03/2022, and from a public in-person stakeholder consultation event on 01/03/2022.

##### Pre-Application Feedback

- 4.2. The formal written advice received from the Planning Officer at Manchester City Council have been submitted amongst the suite of accompanying documents for this application. These documents are titled as '*Pre-App Advice\_Dated 24.01.2022*' and '*Pre-App Advice\_Dated 28.03.2022*'.
- 4.3. The pre-application response (received 28/03/2022) was based on the submission of amended plans submitted after receiving the initial pre-application advice in January 2022 and the feedback received can be read in alignment with the original response.
- 4.4. The key matters arising from the pre-application responses and can be summarised as follows:

##### 24.01.2022

- Manchester City Council are supportive of the principle of achieving an upgraded external seating area, considering its current run-down appearance;
- The need to engage with local residents and members of the Castlefield Forum;
- The need to revisit the scale of the proposed external seating area and the proposed canopy, and the impact on nearby residential amenity;
- The suitability of the type of canopy proposed in terms of materials.
- General management of the area, during hours of hours and at closing;
- The original arrangement for the seating area was considered to be out of character with the area, excessive in size, and inappropriately located;

##### 28.03.2022 – following receipt of amended drawings

- The secondary advice confirms that the amended scheme for the area has progressed towards addressing issues raised in the first round of pre-application advice, especially those concerning residential amenity;
  - The Council's Environmental Health department would be welcoming of a containment of hours of use up to 10pm from Sunday to Thursday and 10.30 on Fridays and Saturdays.
  - The advice confirmed that the approved application from the Castlefield Forum has expired but is being viewed as a blueprint masterplan for the future enhancement of the Roman Gardens.
- 4.5. Our client is accepting of the suggestion of restricted hours and is willing to work collaboratively with both Manchester City Council and the Castlefield Forum to deliver an improved Roman Gardens in the future.

##### Public Consultation Event Held at the White Lion

- 4.6. Craft Union Pub Co., on 22/02/2022, sent letters to local residents and members of the Castlefield Forum informing them of an 'informal' event, to be held at the White Lion, to discuss the occupants plans for the future of the adjacent external area. This letter has been submitted within the suite of submitted documents for this application.
- 4.7. The event, held on 01/03/2022, presented an opportunity for stakeholders to visualise the proposals, and to be able to put forward questions to operations team about their vision for the external area. Plans and visual aids were presented at the event for the benefit of attendees.
- 4.8. As emphasised within the letter, the event provided an opportunity for Craft Union to engage directly with the community, presenting the opportunity for them to comment on the plans.

- 4.9. It should be noted that the event occurred following the first phase of pre-application advice and occurred whilst the amended scheme was being considered in the second phase of pre-application advice. Details of the pre-application advice were raised in conversations between representatives of Craft Union, residents, and Forum members.
- 4.10. It should also be acknowledged that this was a standalone event, comments were acknowledged in the moment during the event and no follow ups were received from non-attendees following the event.
- 4.11. The feedback obtained from the public was of general support for the area's upgrading and were welcoming of the plans and drawings presented at the event. In discussion, several attendees referred to perceived amenity concerns, claiming that they were surprised by Manchester City Council's concerns over neighbouring amenity.
- 4.12. Representatives of the Castlefield Forum also attended the event and alluded to the 2016 permission which was granted for public realm improvements at the Roman Gardens, which has since been confirmed by Manchester City Council to have since expired. The Forum presented a visual copy of the approved scheme of plans to representative from Craft Union's operations team.
- 4.13. As detailed by the Castlefield Forum, the main feature of the public realm improvements was the reinstating of the old routing of the Roman Road which had previously dissected the Gardens and bypassed the western boundary of the external seating area being proposed by Craft Union.
- 4.14. A local Police Licencing Officer attended the event and commented negatively on the Forum's proposal for an outdoor seating area which was separate from the pub, as shown on the masterplan for the 2016 historical permission. The reason for the officer's discontent for the separate seating area, with such an arrangement presenting control and management difficulties for the licenced premises responsible for these areas.
- 4.15. Craft Union's proposals show a seating area which adjoins the White Lion, something that was well received by the Licensing Officer in light of their previous concerns over a separated seating area. The officer subsequently expressed a degree of support to the proposals being presented by Craft Union.

## 5. Development Proposals

- 5.1. This application seeks full planning permission for a new external seating area, including a change of use at land adjacent to The White Lion Hotel, Liverpool Road, Manchester, M3 4NQ.
- 5.2. Our client wishes to formalise planning arrangements for the external area by installing a new canopy, comprising a timber structure with retractable roof cover, which will improve the experience of customers and the operational arrangements at the premises.
- 5.3. The canopy demonstrates durability alongside a minimalistic aesthetic, and will adjoin the existing White Lion Hotel premises, permanent weather solution and subsequently the opportunity to host patrons outdoors all year round should they wish, something which is unrealistic to achieve given the condition and form of the current area. The canopy would serve as a sustainable asset, which is not visually intrusive upon the streetscape.
- 5.4. The proposed outdoor area will measure 11.8m x 11.4m, a significant decrease on the area of the existing 16.8m x 10.8m space occupied by the former outdoor area. The proposed outdoor space will utilise the existing customer entrance and exit points from the pub.
- 5.5. The proposed timber canopy with an integrated retractable awning securely fixed to ground slabs. The canopy will measure 10m in width, 5.5m from front to back and will stand 3m high. The reduced width will increase the distance between the external area, residential properties, and the Roman Gardens.
- 5.6. The structure will be timber with a retractable roof, which is more in tune with the character of the surrounding built and heritage environment. The structure incorporates a roof fabric that has an invisible bilateral slope that enables one side or alternating drainage through rafters while keeping the flat roof appearance.
- 5.7. The position of the timber canopy structure will enable the free movement of staff and customers in and out of the pub. When patrons exit via the pub side door they will go straight into the covered area.
- 5.8. The new external seating arrangement will consist of 11no. tables and 58no. table covers (seats), which provisions adequately for a suitable arrangement and volume of patrons to be able to use the area. The proposed external area configuration comprises a smaller no. of tables than had existed in the previously approved area, and as alluded to earlier, covers a smaller area to the previous area.
- 5.9. This arrangement ensures a sufficient level of customers can enjoy the area comfortably without compromising spatial requirements, meaning there is limited scope for overcrowding and staff are capable of managing the volume of customers using the area. The new arrangement therefore will significantly enhance the year-round vitality and viability of the public house due to the spatial comfort and improved manageability of the area.
- 5.10. The access and exit points into the external seating area have also been repositioned. Previously, the area could be accessed close to the residential properties, the proposed access is now positioned adjacent to Liverpool Road and the far western boundary of the seating area. The repositioning of the access / exit points will ensure that any noise generated by patrons leaving the site will be far away from residential properties.
- 5.11. Landscaping (timber planters) will be placed in the area closest to the residential properties to ensure people physically cannot congregate in this area.
- 5.12. The boundary treatments will incorporate timber barriers and planters with traditional metal railings – this detail can be clearly seen on the proposed elevations.
- 5.13. The proposal would enable a comfortable, weather-friendly, and aesthetically appropriate outdoor seating area, with the redesign enabling the historic pub to contemporarily bind alongside the surrounding built environment in which it sits.

## 6. Heritage Assessment

### Policy Overview

- 6.1. Section 16 of the NPPF (2021) outlines the framework's intention to conserve and enhance the historic environment. Paragraph 189 of the framework asserts the perspective that developments should seek to adequately conserve heritage assets appropriately considering their significance to the quality of life of existing and future generations.
- 6.2. Paragraph 194 outlines the requirement for Local Planning Authorities to require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 6.3. This should be considered when assessing the impact of a proposal on a heritage asset. Paragraph 197 of the NPPF goes on to state that when determining applications, local planning authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets.
  - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
  - The desirability of new development making a positive contribution to local character and distinctiveness.
- 6.4. Paragraph 194 outlines the requirement for Local Planning Authorities to require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 6.5. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation Paragraph 202 of the NPPF refers to the need for development proposals to deliver public benefit, which would offset and outweigh any prospective harm upon heritage assets.
- 6.6. Locally, Policies CC9 *Design and Heritage*, EN1 *Design Principles and Strategic Character Areas*, EN3 *Heritage*, of Manchester's Core Strategy 2012-2027 DPD (2012) all emphasise the need for development to complement and build on the heritage assets which exist within Manchester and its character areas.
- 6.7. Similarly, extent UDP policies DC18.1 *Conservation Areas* and DC20.1 *Archaeology* require developments to demonstrate careful consideration of their surrounding contexts, with the key aspiration being to preserve and enhance existing historic character.

### Surrounding Heritage Context

- 6.8. The White Lion, and the proposal site to the adjacent west, sits within the wider Castlefield Conservation Area, an area which contains numerous of designated heritage assets of varying historical significance. The nature of heritage assets is in keeping with the mixed-use nature of the conservation area, with an inconsistent and diverse range of built features moulding the intrinsic character of Castlefield.
- 6.9. Castlefield is one of Manchester's largest conservation areas and has a focus which surrounds the remains of the Roman Fort on Collier Street. Historically, Castlefield was a key industrial area in Manchester, as a store between road and rail uses, and these warehouses, which formerly operated as so along Liverpool Road, have gradually progressed towards a range of contemporary uses, such as flats, offices, galleries, and studios.
- 6.10. The remains of Manchester's Roman Fort (*Mamucium*) are situated within the heart of Castlefield's Urban Heritage Park, with the heritage significance emphasised in the coining of '*Castlefield*' as a name for the surrounding area its influence over the naming of the surrounding area. The southern wall of the fort, along with its ancillary buildings have been reconstructed for public use, and they line the southern boundary of the CUHP.
- 6.11. Other remains of the Roman Fort are situated to the adjacent west of the application site and exist as remnants of the stonewalls of one of the buildings within the Fort, sitting less than 0.5m above ground level. The remains are not as prevalent as the reconstructed Fort walls to the south which presents the main aspect of visual interest amongst the streetscape, and are only visible from short distance, as they are masked by the height of surrounding buildings and trees within the park.

- 6.12. It should be noted that the Roman fort itself is unlisted, but its heritage significance is duly accepted by our client.
- 6.13. No.'s 29-41 (odd), which run along the southern side of Liverpool Road (list entry no. 1219402), directly join The White Lion to the east, and exist as a row of 7 garret workshop houses built circa 1820-1830. The listing has seen numerous alterations, such as repainting and alterations to glazing, and all but two of the individual units incorporate uses other than residential. Whilst acknowledging that the terraces are structurally and in terms of brickwork akin to the listed form of the row, it is also considered that some of the units have had modern amendments to windows and doors etc., and are now, naturally, more contemporary in their aesthetic.
- 6.14. The former Upper Campfield Market Hall (list entry no.1197915) and the Museum of Science and Industry: Air and Space Museum (list entry no.1200807), both sit close by to The White Lion on the northern side of Liverpool Road and are also grade II listed. Both are distinctive heritage assets and were made using cast-iron and wood, with roofs made of corrugated sheet and glass. Both listings are also 2+ storeys in height and assert the dynamic character of Liverpool Road.
- 6.15. As depicted above, the Castlefield Conservation area consists of a variety of assets which are not uniform in aesthetic or character, testament to the mixed uses and diverse functionality of the area historically.

#### Development Proposals and their Impact upon Surrounding Heritage

- 6.16. The White Lion's proposed external seating area is separated from the Roman fort by a small plaza to the east, which sits at the north-eastern aspect of Castlefield Urban Heritage Park, and by Collier Street to the South. The proposed external seating is in fact smaller than, the temporary external area (and covering) which has been used at the White Lion previously, and the new structure would be equally appropriate within the context of the surrounding built environment, not compromising eye-level views of the nearby heritage assets.
- 6.17. The reduction of the external area's size, and no. of tables and chairs which it will accommodate, does not intrude beyond these enclosing features, and would not result in visual impediment upon the Roman fort, given that there are no public vantage points from the east of the asset aside from within the White Lion Hotel itself. The proposals deliver a physical structure which is complimentary to the surrounding heritage through its minimalistic massing, providing an area which enables customers at the premises to enjoy assets in line with policy ENV3 *Heritage*.
- 6.18. The increased distance from the area to the Roman fort's remains would avoid physical degradation to the asset as a result of the development and will grant additional space for visitors to safely and comfortably pass and enjoy the fort within the CUHP. It can therefore be asserted that the proposal will enhance the setting of the heritage asset in line with extant UDP policies DC18.1 *Conservation Areas* and DC20.1 *Archaeology*.
- 6.19. The proposed canopy has been chosen due to its coherence with the existing built form, and the lack of visual intrusion which it will impose upon the neighbouring Roman Fort and Castlefield Urban Heritage Plan, in line with core strategy policy CC9 *Design and Heritage* and EN1 *Strategic Character Areas*.
- 6.20. Similarly, the upgraded area, will enable patrons to enjoy the adjacent heritage settings on a year-round basis, and will provide a better hospitality setting which can accommodate visitors to the surrounding attractions along Liverpool Road (policy CC4 *Visitors – Tourism, Culture and Leisure*). The arrangement of a smaller area with fewer tables will allow our client to deliver their hospitality service in a more organised, manageable manner whilst simultaneously allowing customers to comfortably enjoy the outdoor setting adjacent to the venue.
- 6.21. The sustained use of the external area would not impede accessibility by pedestrians or vehicles, nor would it jeopardise the welfare of the heritage asset to the west of the proposal site. The reduced size of the area being proposed ensures that the pedestrians and vehicles can pass along Collier Street safely and would not need to overstep onto the fort remains.
- 6.22. improved external seating area arrangement gives opportunity for citizens and visitors to enjoy the setting of the adjacent heritage features alongside the quality hospitality service of our client, in alignment with core strategy policy EN3 *Heritage*.
- 6.23. In accordance with paragraph 202 of the NPPF, the proposals will result in less than substantial harm to any of the neighbouring or surrounding heritage assets, and any prospective harm is outweighed by the public benefits brought forward by the proposals. In summary, these public benefits include an improvement of the streetscape in a complementary manner to surrounding heritage, and

the enablement of our client to deliver a more functional, controlled, and manageable external area arrangement, which is both comfortable and enjoyable for its users.

### Summary of Heritage Impact

- 6.24. In accordance with paragraph 199 of the NPPF, the development will present negligible impact upon the significance any of the identified heritage assets, nor will it intrude on their aesthetic qualities or the general historic character of the area. The proposals are consistent with policies CC9 *Design and Heritage* and EN3 *Heritage* of the Manchester Core Strategy DPD, with their scale not being visually intrusive upon any of the vistas present and will improve the aesthetic quality of the area.
- 6.25. The public benefits of a more manageable, and comfortable, external seating area arrangement, outweigh any perceived harm to heritage assets, and represent an enhancement to the streetscape and this element of the CUHP, presenting greater scope for customers at the White Lion to enjoy the surrounding heritage context of Castlefield and in particular, the remains of the Roman fort.

## 7. Planning Policy Context and Other Material Considerations

- 7.1. The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, (when taken as a whole) unless material considerations indicate otherwise.

### NPPF

- 7.2. The content of the NPPF (July 2021) is a material consideration.
- 7.3. Paragraph 9 of the National Planning Policy Framework (NPPF) states that planning decisions should play an active role in guiding development towards sustainable development, but in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area.
- 7.4. Paragraph 11 states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
- 7.5. The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. The NPPF adds that developments should be safe and accessible.
- 7.6. Paragraph 39 asserts the value of early engagement between developer and local authority, particularly via pre-application services, in achieving appropriate proposals.
- 7.7. Section 8 details how, through planning, developments can contribute towards building a strong and competitive economy. Within this section, paragraph 81 emphasises the need for planning to facilitate business investment, expanding, and adaptation, based on local needs.
- 7.8. Paragraph 92 aims to build healthy, safe, and inclusive places, which are capable of fostering social interaction between a range of people (92a), whilst paragraph 93 seeks to achieve the social, recreational, and cultural facilities needed within communities.
- 7.9. Section 12 sets precedent by which planning can achieve well-designed places, which is a key component of what constitutes sustainable development.
- 7.10. Section 16 stresses the importance of conserving and enhancing the historic environment, ensuring developments do not lessen the value of heritage assets nor the enjoyment that can be obtained from distinctive local character features.

### Planning Practice Guidance (PPG)

- 7.11. The National Design Guide outlines 10 characteristics that should be followed in the achievement of good design (paragraph 001 Reference ID: 26-001-20191001).
- 7.12. Pre-application discussions should be used to assist in developing well-designed places (paragraph 009 Reference ID: 26-009-20191001).
- 7.13. Paragraph 002 Reference ID: 18a-002-20190723 outlines what is meant by conservation and enhancement in respect of heritage assets, whilst paragraph 008 outlines how detriment to assets can be mitigated and avoided if possible (Reference ID: 18a-008-20190723).

### Manchester's Local Plan

- 7.14. Manchester's local plan guides development across the local authority area. The local plan consists of 5 documents; the Core Strategy; the Interactive Proposals Map; Extant (Remaining) Unitary Development Plan Policies; Greater Manchester Joint Waste DPD; Greater Manchester Joint Minerals DPD. The latter two of these documents is not relevant to the development proposals of our client.
- 7.15. Key policies from within the relevant local plan documents are detailed below.

### Core Strategy 2012-2027 (adopted July 2012)

- 7.16. Manchester Core Strategy is the key development plan document (DPD) in Manchester's Local Plan, setting the spatial policy framework against which developments in the area will be determined for the period until 2021.
- 7.17. Key policies relevant to the determination of this application are listed below:
- CC4 *Visitors* - proposals improving the appearance, use and accessibility of attractions and associated facilities will be supported.
  - CC8 *Change and Renewal* – appropriate support will be provided to schemes which are likely to contribute to the promotion or improvement of social, economic, or environmental wellbeing.
  - CC9 *Design and Heritage* - design must be of the highest aesthetic and functional standard, preserving and enhancing local heritage assets where possible.
  - CC10 *A Place for Everyone* – the city centre will develop to appeal to a wide range of both residents and visitors.
  - C10 *Leisure and the Evening Economy* – new or re- development which supports the evening economy will be permitted, assuming it does not burden residential amenity, does not contribute to the detriment of centre viability or vitality, and can support both day and night-time economies.
  - EN1 *Design Principles and Strategic Character Areas* – development should follow the seven principles of urban design and show regard to the strategic character area within which they sit.
  - EN3 *Heritage* - development that complements and takes advantage of Manchester's distinct historic and heritage features will be encouraged.

#### Extant Unitary Development Policies (UDP)

- 7.18. Some of the policies of the previously adopted Unitary Development Plan document for Manchester, which was superseded by the Core Strategy for the period between 2012-2027, bear some relevance and were carried forth into the updated local plan. Policies carried into the new local plan are as follows:
- DC10.1 – DC10.5 *Food and Drink Uses* – the councils will have regard to the location of proposals associated to the sale of food or drink, impacts on neighbouring amenity, ease of access, and neighbouring uses, when assessing the principle of developments of this nature.
  - DC18.1 *Conservation Areas* – careful consideration will be taken when determining proposals which may affect heritage assets, with preservation and enhancement of historic character being the key aspiration.
  - DC20.1 *Archaeology* - careful consideration will be shown to proposals affecting scheduled Ancient Monuments and sites of archaeological interests to ensure their preservation in place.

#### Supplementary Planning Documents (SPDs)

- 7.19. The 'Guide to Development in Manchester – Supplementary Planning Document and Planning Guidance' (adopted April 2007) issues guidance in the preparation of Design and Access Statements which support planning applications. The document is outdated as it expands on the policies set within the now superseded Manchester Unitary Development Plan, however a lot of principles can and have been translated into the Design and Access Statement submitted alongside this planning statement.
- 7.20. Other Manchester City Council SPDs have no applicability to the development proposals.

#### Neighbourhood Plans

- 7.21. Manchester does not currently have any adopted neighbourhood plans.
- 7.22. The Castlefield Forum had an application refused by Manchester City Council for the designation of a Neighbourhood Area in Castlefield. The council alternatively designated an alternative area as the Castlefield Neighbourhood Area, different to the one applied for by the Castlefield Forum, this area is not designated as a business area (October 2016). A neighbourhood plan document has not yet been developed for the area.

## 8. Planning Justification

8.1. The main considerations in assessing this planning application are:

- Principle of development;
- Design;
- Impact on residential amenity;
- Impact on neighbouring heritage assets, and;
- Licencing arrangements.

These matters will be assessed against the relevant national and local policies and will demonstrate that the proposals are entirely acceptable.

8.2. It is worth noting from the outset that there are no policies within the Manchester Local Plan which seek to prevent proposals of this nature.

### Principle of Development

- 8.3. The principle of development is to change the use of the pavement area to the adjacent west, and to achieve a reconfiguration and upgraded design for the external area associated with The White Lion Hotel, creating a more hospitable and practical outdoor social environment. The proposals do not represent any significant distancing from current arrangements on the site but provide a preferable and functional outdoor area.
- 8.4. The proposals are suitable for fulfilling our client's service aspirations and would form a service asset in amongst the surrounding heritage assets and conservation area of Castlefield (see policies CC4, CC9, C10 and EN4).
- 8.5. The existing premises' sustainable location means that the site is accessible by both local citizens and visitors to Manchester and can better support a vibrant socio-economic environment in the area, facilitating opportunities for social interaction in more hospitable external environment than is currently present at the White Lion Hotel (see core strategy policy CC10 *A Place for Everyone* and NPPF paragraph 92a).
- 8.6. The White Lion Hotel is subjected to a Premises Licence which has been arranged between Craft Union Pub Co. Ltd. and Manchester City Council, under the Licencing Act 2003. Licence no.050061 was granted to the White Lion Hotel on 12/09/2005 and has since be transferred to licence no.265926 as of 18/11/2021. The upgraded external would not jeopardise the terms of this licence, and our client would continue to adhere to the terms of their Premises Licence as detailed.
- 8.7. An application for a pavement licence will follow the obtaining of planning permission, given that the council are owners of the external area upon which the canopy is proposed. The permanence of the proposed canopy, which encloses the external area and bind it to the White Lion itself, should be sufficient in obtaining this licence, as our client can safely regulate usage of the enclosed area for licenced activity.
- 8.8. Our client had recently withdrawn an application due to concerns from Licensing Enforcement about a temporary scheme which would be used until the full scheme was complete. The use of temporary barriers and being unable to render the tables unusable when the premises was closed were justifications for concern.
- 8.9. A table and chairs licence associated with the premises expired in July 2021 (LA ref: 199494), this license was previously granted with no objections as the area had permanent fixtures to enable enclosure. A new licence will be applied for following the obtaining of planning permission.
- 8.10. The pavement licence would permit for use of *"an area of public highway for the placing of tables, chairs and other furniture outside for customers to use whilst eating food and drink"* strictly between the hours of 08.00 and 23.00. These hours correspond with licence no.265926 to which the White Lion is subjected.
- 8.11. The ENIA confirms that the amended proposals, in conjunction with the licencing arrangements of the external area, would be sufficient in preventing detriment to neighbouring amenity.

8.12. Key aspects of relevant policy directives are addressed below:

### Design

- 8.13. The proposed canopy has been chosen due to its coherence with the existing built form, and the lack of visual intrusion which it will impose upon the neighbouring Roman Fort and Castlefield Urban Heritage Plan, in line with core strategy policy CC9 *Design and Heritage* and EN1 *Design Principles and Strategic Character Areas*. Progression of the scheme being put forth for this application has also been moulded by comments made by Manchester City Council within their pre-application advice.
- 8.14. Initially, our client had wished to provide an expanded area upon that which had previously existed which was covered in its entirety. As detailed in pre-application advice received on 24.01.2022, the initial proposals for the external area were considered to be out of character and excessive in size, with the officer suggesting measures such as a planted screen, and altered sheltering arrangement, to alleviate these concerns and any perceivable concerns over neighbouring amenity.
- 8.15. Pre-application advice received 28.03.2022 confirmed that the amended scheme of proposals have progressed the favourability of the external area, which is being sought permission via this application.
- 8.16. The now-proposed canopy will comprise a timber structure with a retractable roof cover (awning), which demonstrates durability alongside a minimalistic aesthetic, and a permanent weather solution, which was unrealistic to achieve given the condition and form of the previous area.
- 8.17. The structure incorporates a roof fabric that has an invisible bilateral slope that enables one side or alternating drainage through rafters while keeping the flat roof appearance. The proposed timber canopy will be securely fixed to ground slabs.
- 8.18. The canopy will measure 10m in width, 5.5m from front to back and will stand 3m high. The reduced width will increase the distance between the external area, residential properties, and the Roman Gardens.
- 8.19. The boundary treatments for the external area will incorporate timber barriers and planters with traditional metal railings – this detail can be seen on proposed elevations. Landscaping (timber planters) will be placed in the area closest to the residential properties to ensure people physically cannot congregate in this area.
- 8.20. The proposed outdoor area will measure 11.8m x 11.4m in comparison to the previous 16.8m x 10.8m space occupied by the former outdoor area.
- 8.21. The scale and massing associated to the proposed canopy is minimalist in its design, allowing views across and through the area, which merges it into the surrounding environment and doesn't compromise any vistas of neighbouring heritage assets.
- 8.22. The minimalistic design is in line with core strategy policy EN3 *Heritage* as it is considered complimentary to the streetscape and provides a sound structure and arrangement which demonstrates negligible aesthetic impact upon the remains of the Roman fort to the adjacent west of site.
- 8.23. In summary, the amended proposals, developed in conjunction with Manchester City Council's pre-application advice, would enable a comfortable, weather-friendly, and aesthetically appropriate outdoor seating area, with the redesign enabling the historic pub to contemporarily bind alongside the surrounding built and heritage environment in which it sits.

### Impact on neighbouring amenity

- 8.24. One of the Core Principles of the NPPF is to ensure a good standard of amenity for all existing and future occupants of land and buildings. This is also echoed in Manchester's Local Plan within policy C10 *'Leisure and the evening economy'*, as well as within policies DC10.1 – DC10.5 *'Food and Drink Uses'* of the extant policies from Manchester's former UDP.
- 8.25. The application site is located within a mixed-use area given a central location within Manchester, with the external area being situated away from neighbouring residencies to the south and east of the White Lion Hotel. The area is bounded to the west by the large open space provided by the Castlefield Urban Heritage Park, meaning there is significant distance between the area and surrounding residential properties.
- 8.26. This application will not have a detrimental impact on amenity of future residents / users (see core strategy policy C10 *Leisure and the Evening Economy*). The proposals, with a downscaled external area that is now further distanced from neighbouring residential

properties, is considered to be favourable considering that the current arrangement of the site is already acceptable in light of amenity concerns. This is confirmed in Environmental Noise Impact Assessment (ENIA) conducted by ADT in March 2022.

- 8.27. ADT's assessment concludes that given the established nature of the existing seating area and the terms of the premises license, there should be no net change in noise emissions resulting from the construction materials.
- 8.28. Similarly, the reduced size of the amended scheme to the existing area, and a subsequently increased distance to the nearest noise sensitive residency, will yield a net reduction in noise emissions to a justifiable level in the context of the BS 8233 criteria and the existing road traffic noise.
- 8.29. ADT's ENIA concludes that it is reasonable to conclude that the replacement outdoor seating area should be acoustically suitable in this context.
- 8.30. As suggested within correspondence obtained through Manchester City Council's pre-application service on 28.03.2022, a restriction of hours until 22.00 from Sunday to Thursday, and 22.30pm on Fridays and Saturdays, would be sufficient to ensure that any prospective noise disruption from the area does not exceed acceptable hours or represent any detriment to the amenity of neighbouring residential properties, as is confirmed within the submitted ENIA. Our client is happy to concur with the suggested hours of use.
- 8.31. The downscaled external area arrangement to that which previous existed enables a better configured layout and form which allows our client to provide a more comfortable service to customers, one which is considerate of the distancing requirements induced by the recent COVID-19 pandemic.
- 8.32. When in use, the roofing atop the proposed canopy will provide additional screening against noise emitted from the external area.
- 8.33. In its current form, our clients are unaware of any complaints which have arisen through the usage of the external area in their hospitality service, and licencing arrangements attached to the White Lion Hotel have ensured that the usage of the area does not affect neighbouring amenity. The proposal is therefore acceptable in line with core strategy policy C10 *Leisure and the Evening Economy*.

## 9. Conclusion

- 9.1. The proposal seeks to obtain full planning permission for a new external seating area, including a change of use at land adjacent to The White Lion Hotel, Liverpool Road, Manchester, M3 4NQ.
- 9.2. The scheme of proposals has been moulded following proactive correspondence held with Manchester City Council as part of their pre-application service, as well as through an internally held stakeholder consultation event hosted at the White Lion Hotel with members of the surrounding community.
- 9.3. The application is testament to our client's commitment to deliver a scheme which fulfils the desired vision of the surrounding area of both Manchester City Council and the surrounding community, a premise which will continue following the determination of the planning application.
- 9.4. This planning and heritage statement demonstrates that the principal issues associated with the proposed canopy are acceptable in policy terms and the public benefit of the scheme outweighs any prospective harm upon neighbouring heritage assets.
- 9.5. Public benefits attached to the proposals include; the improved appearance of the external area amongst the surrounding built and historic context; an ability for customers to comfortably utilise the area on a year-round basis; and the installation of a smaller more manageable arrangement which is operationally preferable for the adjoining public house (The White Lion Hotel).
- 9.6. Granting this permission will enable the Stonegate Group, under their 'Craft Union' subsidiary, to provision a more hospitable service in the external area adjacent to the White Lion's premises, simultaneously creating a more sustainable structure with minimal intrusion on the neighbouring Roman Fort or other heritage assets.
- 9.7. The new external seating arrangement will consist of 11no. tables and 58no. table covers (seats), which provisions adequately for a suitable arrangement and volume of patrons to be able to use the area, which significantly enhance the year-round vitality and viability of the public house due to the improved hospitality offering.
- 9.8. The external area will be of a reduced area to that which currently exists, and will facilitate the awning's structure, providing a more favourable service arrangement which is more weather-proof and comfortable for the White Lion's patrons. The proposal does not impede on the streetscape through its sensitive and considerate design, nor does it increase the risk of amenity disturbance, as is confirmed within the submitted ENIA.
- 9.9. This Planning Statement demonstrated that there is nothing in the NPPF to identify this type of development as being unsustainable or which precludes in principle, development of this type within this location.
- 9.10. The proposals are fully compliant with the requirements outlined in adopted local and national policy. Through the provision of detailed information relating to the current and proposed external area configuration and its corresponding operational requirements, it is clear that the proposed upgrades to the external area will not have an adverse effect on the character and appearance of the area, or upon neighbouring amenity.
- 9.11. It has been demonstrated throughout this Statement that the proposals comply with the NPPF and all relevant local policies, and planning permission for the upgraded external seating area should be forthcoming.