

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Richard Parkinson
Grade A Alternative
Manchester Law Library
14 Kennedy Street
Manchester
M2 4BY

Agent (if used)

Mr Russell Adams
Adams Planning + Development Ltd
The Oaks
Oaks Drive
Crook Road
Bowness-on-Windermere
LA23 3JA

Part 1 – Particulars of the application/development

Proposal: Change of use of cafe on eastern side of ground floor to wine bar (Sui Generis) including installation of new signage, canopies, provision of outside seating and elevational alterations.

Location: St Georges House , 56 Peter Street, Manchester, M2 3NQ

Date of application: 21 April 2021

Application number: 130120/FO/2021

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application, the amendments required and the conditions needed to allow the recommendation of approval.

Condition(s) attached to this decision

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:

- Location Plan drawing ref. 400 PD 9001 received by the City Council as Local Planning Authority on 21 April 2021.
- Existing Site Plan drawing ref. 400 PD 0001 received by the City Council as Local Planning Authority on 21 April 2021.
- Existing Elevations drawing ref. 400 PD 0003 received by the City Council as Local Planning Authority on 06 July 2021.
- Existing Signage Elevations drawing ref. 400 PD 0005 received by the City Council as Local Planning Authority on 21 April 2021.
- Existing Internal Elevations drawing ref. 400 PD 0004 received by the City Council as Local Planning Authority on 21 April 2021.
- Proposed Ground Floor plan and Mezzanine drawing ref. 400 PD 0002 received by the City Council as Local Planning Authority on 21 April 2021.
- Proposed Site Plan drawing ref. 400 PD 1001 REV A received by the City Council as Local Planning Authority on 23 May 2021.
- Proposed Elevations drawing ref: 400 PD 1006 received by the City Council as Local Planning Authority on 23 May 2021.
- Proposed Elevations drawing ref. 400 PD 1003 REV B received by the City Council as Local Planning Authority on 06 July 2021.
- Proposed Signage Elevations drawing ref. 400 PD 1005 A received by the City Council as Local Planning Authority on 23 May 2021.
- Proposed Fixed Awning Construction 400 PD 1007 A received by the City Council as Local Planning Authority on 23 May 2021.
- Proposed Delivery and Waste Management Strategy Plan drawing No. 400 PD 1008 received by the City Council as Local Planning Authority on 21 April 2021.
- Design and Access statement received by the City Council as Local Planning Authority on 21 April 2021.
- Heritage statement Ref: 2021-19b received by the City Council as Local Planning Authority on 21 April 2021.
- Operating Statement Ref: 2021-19c prepared by Adams planning and development received by the City Council as Local Planning Authority on 21 April 2021.
- Noise Impact Assessments prepared by Hepworth Acoustics ref. Reports No: P21-261-R01v1 and P21-261-R01v2 received by the City Council as Local Planning Authority on 06 June 2021.

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 premises shall not be open outside the following hours:-

08:00 - 23:00 Monday to Sunday

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

4) The tables, chairs and planters associated with the outside seating area as show on the Proposed Ground Floor plan and Mezzanine drawing ref. 400 PD 0002 and Proposed Elevations drawing ref. 400 PD 1003 REV A, shall be removed and stored internal to the premises when the outside seating area is not in use in accordance with the permitted opening hours within condition .

Reason - In the interest of the safety and security pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

6) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday and 10:00 to 18:00 Sunday/Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

7) Notwithstanding the approved plans and documents as specified in condition 2, the planning permission hereby granted is for a development that has full access into and throughout the site and into and throughout all areas of the building for all persons, including those whose mobility is impaired.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policy DM1 of the Manchester Core Strategy.

8) There will be no playing of live or amplified music in the outside seating area.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with policies SP1, C10 and DM1 of the Core Strategy and saved Unitary Development Plan policies DC10 and DC26.

9) The development shall be carried out in accordance with the submitted scheme for the storage and disposal of refuse as detailed in the approved documents 'Operating Statement Ref: 2021-19c prepared by Adams planning and development' and 'Proposed Delivery and Waste Management Strategy Plan drawing No. 400 PD 1008' received by the City Council as Local Planning Authority on 21 April 2021. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of public health and residential amenity pursuant to policy DM1 of the Core Strategy.

10) All proposed external doors, with the exception of fire doors, shall be inward opening as so not to impinge on the highway.

Reason - In the interest of pedestrian and highways safety, pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

The proposed canopy extends to a maximum projection of 1.5m over the adopted highway. As such, a Projection over License will be required. This is obtainable via Contact Manchester on 0161 234 5004 and is to be funded at the applicants expense

As the proposed tables and chairs are to be located on the adopted highway, a tables and chairs licence should be obtained via contacting Environment on Call on 0161 234 5004.

Physical Security recommendations:

External Doors

-All external doors must be compliant with and certified to BS PAS 24, STS 202 or LPS 1175 SR2. It is crucial that the door ironmongery to any external escape-only doors is permitted under the security certification of the product. Escape-only doors should be alarmed (audible upon opening) and designed without visible external ironmongery.

-Windows

All windows should be compliant with and certified to BS PAS 24 where possible. All other window designs/dimensions should take account of the requirements of the above standards, as certified products can carry dimensional restrictions.

-Any opening lights (escape requirements permitting) must be lockable and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm. Drive-through windows should be fitted with restrictors to prevent people climbing or reaching in.

- Any curtain walling panels should include laminated glazing (see below) and should be securely fixed and non-opening.

Internal Security

-All back-of-house/staff areas should not be publicly accessible and there should be a secure area for staff to store their belongings whilst at work.

-Ideally, there should also be a secure cash office - which should have solid masonry walls (with no adjacent false/suspended ceilings) and a security-certified doorset (to BS PAS 24, STS 202, or LPS 1175 SR2). At the very least, there should be a time-delay safe to LPS 1183 providing adequate capacity and overnight cover. The correct size and category of safe should be determined by an assessment of prospective takings and to meet insurance needs. Cash chutes should also be employed to ensure large amounts of cash are not kept in the tills.

-Internal access doors/frames to all other storage rooms etc. should also be solid-core (min. 44mm thick) and fitted with either auditable access controls (i.e. proximity readers or swipe cards) or secured with key operated locks (carried by staff only if required for duties and accounted for at all times) to secure them when unoccupied. Key-pads are not recommended, as they can be easily observed and are rarely changed. All staff should understand and accept the need for security measures and should be trained to be vigilant and to report any suspicious behaviour.

Alarm

-An intruder alarm should cover the proposed café and should be linked to contacts on all external doors and PIR detectors. The alarm signal should terminate at a recognised Alarm Receiving Centre. The system should comply with the current version of the EN 50131-1 standard and be eligible for a Police response as defined by the ACPO Policy on Police Response to Security Systems, Level 1 status.

External Seating Area

-There should be clear views over the external seating area from within the premises, allowing staff to monitor customer use/behaviour. It should also be covered by CCTV.

-Any removable barriers, canopies or heaters, as well as any non-fixed tables and chairs, should be stored securely within the building out-of-hours to prevent damage, theft and mis-use.

Lighting

- Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors/shutters.

-Fittings should produce 'white' light, as opposed to yellow/orange light. Metal halide (or bulbs with a comparable output) should be used, as these offer superior colour rendition over alternatives such as high and low pressure sodium bulbs.

-Lighting fixtures must not be positioned to provide climbing aids over boundary treatments. Electrical and architectural layouts should be developed together to avoid this.

CCTV

-Any CCTV system that may be used within this proposal will require certain specifications and intelligent placement of cameras to compliment the design of the

development. Designers should consider the following points when planning a CCTV strategy:

- CCTV systems (and lighting that support them) require regular cleaning and maintenance to remain effective.
- Where necessary cameras that are vulnerable to damage should be protected from attack either by relocation to a higher level and using a bigger lens to achieve the view required or through the fitting of a vandal resistant housing.
- With regards to the retention of footage, the police prefer quality over quantity. The overall retention period should be dictated by what the system is designed to achieve, though it would be better to have good quality images over a 14-day period than poor ones over a 30-day period.
- Procedures for recovery of recordings are recommended to be established (e.g. trained staff / the CCTV system instruction manual to be readily available). This is to ensure that the images produced will be of an acceptable standard that will allow for identification of an individual which will stand up to scrutiny in court.
- Acceptable Standard - this generally requires a resolution of 720x576 pixels at a real time frame rate of 25 frames per second. (N.B. Both the camera and DVR must be capable of this - if the camera will only send low resolution images then it does not matter how high the resolution of the recording unit is).
- Identification - One of three levels of field of view. To identify an individual, the image must capture no less than 120% of the field of view (at least from the top of the individuals head to their knees). The remaining two levels of field of view are 'Overview' and 'Recognition', which whilst effective for observational purposes, are less likely to result in the identification of a person/offender.
- The intelligent placement of cameras helps to provide clear facial identification of individuals. Suitable locations would be: the main entrances to the premises, all service counters/pay-points, all seating areas (external and internal), toilet lobbies and all parking areas (including the drive-thru lane).

Other

- Any external bin store should be a secure, lockable and fire resistant enclosure. A strategy should be defined to ensure waste collection can take place whilst retaining a secure development and servicing activities should also not require any service doors to remain open and unattended for prolonged periods.

Internal Layout Guidance

- The internal layout of the premises should be carefully considered, so as to maximise surveillance over customers and reduce the opportunities for criminals to exploit. Design for Security understands that the designers and clients may not always know who will be occupying their units once complete, and therefore, the end-users requirements. It is highly recommended that the following good practice principles are adopted where applicable, so as not to undermine the security of the building shell.
- Cafes can, if poorly managed, generate crime for the following reasons:

-Opportunities - Large numbers of people congregating in cafes/coffee shops generates opportunities for crime. Unlike on-street populations, patrons are stationary for long periods of time, making them easier to target.

-Lack of attention - The movement of people, noise, social interaction and other factors mean patrons can be easily distracted.

-Cohesion - Particularly during busy periods, the large numbers and wide variety of groups of people that tend to frequent cafes/coffee shops means that such a venue would lack 'community territoriality' (i.e. regular customers displaying an awareness of and care for the environment around them). This can limit any self-policing that might otherwise occur.

-Customer turnover - High turnover with high levels of customer movement within an establishment, are more likely to allow offenders to go unnoticed.

-Valuable goods - Often available and possibly on show, a particular problem in external seating areas. Patrons are likely to carry small, valuable, concealable goods - such as mobile phones, purses, wallets, keys etc.

-Stealth - Busy venues provide the anonymity necessary to commit offences.

In order to minimise these issues, it is recommended that the following good practice principles are adhered to:

-Customers entering/leaving the premises through the main entrance should be easily observed by staff. Staff should also have clear views of any W/Cs to monitor their use.

-The area in front of the service counter should be clearly defined to provide an easy queuing system to help prevent against queue jumping, which can lead to conflict. Consideration should be given to Internal floor demarcations (such as different coloured floor tiles) to direct people and encourage efficient circulation within the premises (i.e. defining separate queuing/waiting and seating areas). Sufficient levels of service staff should be provided at busy periods to reduce waiting times and the potential for frustration, aggression and conflict.

-The internal layout the premises should be generally uncluttered with few places for concealment, allowing staff to monitor customer behaviour. The precise arrangement of internal furnishings should aid circulation and aim to achieve a balance between intimacy and visibility. Clear views should also remain from the premises through to the public highway, i.e. large promotional signs and menus should not obstruct views.

-There should be high/wide service counters, which increase the distance between staff and any potentially aggressive patrons and aid surveillance of all parts of the premises. Tills should be positioned away from customers' reach, but preferably fronting towards customers. Casual access to the rear of any service counters should be prevented (e.g. with lockable hatches that cannot be easily scaled).

-There should be chute deposit safes (certified to LPS 1183) behind any service/till area, or an alternative management practice, which would reduce the amount of cash held in tills during busy periods.

It is highly recommended that both external and internal customer tables are fitted with Chelsea Clips, to reduce the opportunities for theft (see below).

Toilets can often give rise to crime and anti-social issues and the following measures should be considered:

- Fittings should be flush to avoid tampering and concealed cisterns, pipe work etc. should be used.
- Graffiti and vandal resistant materials, such as stainless steel, laminates and plastics should be considered.
- Consider hanging cubicle doors as outward opening as this will aid gaining access in an emergency. An alternative measure is to reduce toilet doors in size by a minimum of 200mm from the floor and to reduce the top height.
- Provide 'Chelsea Clip'/karibina style hooks on the back of cubicle doors or partitions for bags and coats.
- Consider the safety of vending machines. Cash boxes can be tampered with, consider fitting them with alarms.
- Consider setting out a rota and putting notices in toilet facilities that make users aware that regular checks will be carried out. A built in visited/checked chart should be provided.

Management & Maintenance

Active continuous management and maintenance of the premises can reduce the likelihood of crime and disorder occurring. An operating/maintenance plan should be created to promote good management of the premises, this plan should focus on issues such as:

- Opening and closing of premises, including staff arrival and departure;
- Cash management within the premises;
- Cash-in-transit collections/deliveries and banking practices;
- Management of stock deliveries;
- Details of staff security training;
- Location and management of any smoking areas;
- Repairing damaged external and internal fittings, particularly security features e.g. alarm system, CCTV cameras etc;
- Cleaning and prompt removal of graffiti, litter etc; and
- Refuse collection arrangements.

There should be regular reviews/exercises to ensure that it remains accurate, workable and up-to-date. All staff should understand and accept the need for security measures and it should be made easy for people to raise concerns or report observations.

All high value equipment (e.g. computers, flat screen monitors/televisions etc.) should be property marked and securely fixed or stored to deter damage/theft. An accurate record should be maintained which logs all such items.

Adequate signage should be deployed in all areas not only to direct people throughout the premises, but also to deter unauthorised access to back-of-house/staff-only areas.

Date: 26 July 2021

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Appendix A



The Coal
Authority

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison

Telephone: 01623 637 119

Email: planningconsultation@coal.gov.uk

Website: www.gov.uk/government/organisations/the-coal-authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

This Standing Advice is valid from 1st January 2021 until 31st December 2022