



Paul Butler Associates

Planning, Development & Heritage Consultants

8 November 2021

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO Jennifer Connor

Ljr21.1613/rt01

Dear Mrs Roscoe,

700 Wilmslow Road, Didsbury, Manchester, M20 2DN
Provision of enclosed pergola structures to front and rear of existing outdoor seating areas of restaurant and associated works

On behalf of our client One Eight Six, please find attached a planning application for a proposed development at 700 Wilmslow Road, Didsbury, Manchester, M20 2DN. The description of development is 'Provision of enclosed pergola structures to front and rear of existing outdoor seating area of restaurant and associated works'.

The premises is currently vacant following the closure of 'Cau'. One Eight Six are currently refurbishing the premises (retaining the existing lawful use as a restaurant). As part of their proposals for the site the existing outdoor seating areas at the front and rear of the premises have been identified as in need of improvement. The premises at 700 Wilmslow Road have been run by several different operators over the years who have ultimately failed. Improving both the appearance and function of the outside seating areas will contribute to the economic competitiveness of the premises and help support the new operation to be successful. One Eight Six are an established operator of food and drink premises with an existing operation at 186 Deansgate in Manchester City Centre. The proposed pergola structures and associated works are of a high specification and design quality and will enhance the appearance of the building and the immediate surroundings.

The proposed development will provide a series of benefits that will have a positive impact on Didsbury District Centre. Positive impacts that the scheme will deliver include:

- Improving the visual appearance of the seating areas and increasing their usability throughout the year, thus increasing their positive impact on the vitality and vibrancy of Wilmslow Road and Barlow Moor Road. The proposals will enhance the setting of the building and make a positive contribution to the character and appearance of the Blackburn Park Conservation Area.
- Increasing the use of the outside seating areas which will increase passive surveillance which will help to reduce opportunities for anti-social behaviour and crime to be committed.
- Enabling disabled/level access throughout the seating areas which is not currently possible.

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- Creating employment opportunities during construction stage and once the improved seating areas are operational.
- Representing a form of sustainable development and providing a series of economic, social and environmental benefits.

The application is supported by the following documents and drawings:

- Location Plan
- Drawing 186 – 01 – 12 ‘Proposed Ground Floor Proposed Rev 20’
- Drawing 186 – 01 – 17 – R2 ‘Plan Rear Garden Area Existing Rev 2’
- Drawing 186 – 01 – 35 – R8 ‘Plan Rear Garden Area Prop Rev 8 Interior’
- Drawing 186 – 01 – 36 – R1 ‘Plan Rear Garden Area Layout Rev 1 Roof Closed’
- Drawing 186 – 01 – 37 – R1 ‘Plan Rear Garden Area Layout Rev 1 Roof Open’
- Drawing 186 – 01 – 21 – R1 ‘External Elevation Rear Existing AA Rev 1’
- Drawing 186 – 01 – 22 – R2 ‘External Elevation Rear Proposed AA Rev 2’
- Drawing 186 – 01 – 23 – R1 ‘External Elevation Rear Existing BB Rev 1’
- Drawing 186 – 01 – 24 – R2 – External Rear Proposed BB Rev 2’
- Drawing 186 – 01 – 32 – R1 ‘Front External Pergola Plans Existing & Proposed Internal Rev 1’
- Drawing 186 – 01 – 33 – R1 ‘Front External Pergola Plans Showing Furniture Rev 1’
- Drawing 186 – 01 – 34 – R1 ‘Front External Pergola Plans Showing Roof Open and Closed Rev 1’
- Drawing 186 – 01 – 14 – R1 ‘Front Elevation Existing Rev 1’
- Drawing 186 – 01 – 15 – R1 ‘Front Elevation Proposed Rev 1’
- Drawing 186 – 01 – 15B – R1 ‘Front Elevation Proposed Rev 1 Windows Open’
- Drawing 186 – 01 – 38 ‘Front Section AA Existing and Proposed’
- Drawing 186 – 01 – 39 ‘Front Section BB Existing and Proposed’
- Technical product specifications:
 - James Robertshaw Bespoke Awnings & Blinds The Retractable Roof Collection.
 - Adjustable Parapet System specification.
- Planning and Heritage Statement prepared by Paul Butler Associates.
- Arboricultural Report by Murray Tree Consultancy;
- Waste Management Strategy Pro-forma; and,
- Greater Manchester Police Design for Security Consultation Letter.
- Pre-construction Information document.

The application fee (£462) will be paid by the applicant via the Planning Portal during submission.

We trust that this information is sufficient to enable the positive determination of this planning application and we look forward to working with the Council in progressing the application through to determination.

Yours sincerely



Ralph Taylor BSc MPLAN MRTPI
Principal Planner