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WALSINGHAM PLANNING

SPECIALIST PLANNING & DEVELOPMENT CONSULTANTS

Our Ref: GD/KN0009/22

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Dear Sir/Madam

Application for Full Planning Permission

Rain Bar, 80 Great Bridgewater Street, Manchester, M1 5JG

Planning Portal Ref – PP - 10564936

We are instructed by J W Lees Limited to submit an application for external works to the aforementioned property specifically the application proposes:

“Removal of two windows and replacement with bi-fold doors to rear elevation of building”

The application has been submitted electronically via the Planning Portal and contains the completed application form, together with the following plans and documents:

- | | |
|------------------------------|-------------|
| • Location Plan | 4516-07-01 |
| • Block Plan | 4516-07-02 |
| • Existing Ground Floor Plan | 4071-01.02A |
| • Existing First Floor Plan | 4071-01.03A |
| • Existing Elevations | 4071-09.01 |
| • Proposed Ground Floor Plan | 4071-02.02G |
| • Proposed First Floor Plan | 4071-02.03E |
| • Proposed Elevations | 4071-09.02D |

The planning application fee of £234 has been paid via the Planning Portal.

Site

The site is within the Manchester City Centre boundary and is situated on Great Bridgewater Street. It is a large four storey brick built property with fifth floor modern, set back roof accommodation. The building has very traditional features, however is not a Listed Building. There is a small two storey side extension slightly set back from the road on the west elevation.



The rear elevation faces south and includes a large garden/terrace area at ground floor which overlooks the Rochdale Canal. At first floor the building has been extended to include a fully glazed, enclosed sunroom with pitched roof.

To the west of the site are contemporary office and hotel buildings and to the east are large, contemporary brick building apartment blocks.

The main façade of the building faces a large, traditionally styled office block with the two storey Peveril of the Peak public house to the northeast. This pub is a listed building.

The site is not located within a Conservation Area.

Proposal

The proposal is to replace install bi-folding doors that open up on the existing outside garden and terrace area at the rear of the property. This will involve the demolition of part of the rear elevation and removal of two windows at ground floor level to allow for the positioning of a steel beam to support the new, wider opening. Additionally, the existing single door access to the rear garden will be relocated to the adjacent to the new bifold opening. This door ensures rear access is maintained throughout the year and particularly in colder months when the bifold doors may be closed.

Our client has identified a growing demand for bars and restaurants to have improved outdoor spaces and well-ventilated areas. This proposal will enhance the customer experience and is required to keep the business viable. As part of the works, our client will also take the opportunity to repair and refresh the interior of the bar, although these works do not require planning consent they will contribute toward the creation of an attractive environment.

Planning History

The site's relevant planning history is summarised as follows:

- 080874/FO/2006/C3 – Erection of 2 no, external canopies to rear beer garden area – Approved 17 April 2007
- 067952/FU/2003/C3 – Change of use of lower terrace from public open space to mixed use public open space/food and drink area (use class A3) – Refused 26 June 2003 but allowed at Appeal 22 July 2004

Planning Policy

NPPF

The National Planning Policy Framework (NPPF) seeks to ensure that there is a presumption in favour of sustainable development and that positive planning solutions are found to ensure that economic development is brought forward.

Paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development. It goes on to state that Local Planning Authorities should approve development proposals that accord with the development plan without delay.



Paragraph 81 of the NPPF states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.

Development Plan

The adopted development plan consists of the Manchester Core Strategy, adopted in 2012 and the saved policies of the Unitary Development Plan for Manchester (July 1995). There are a number of policies contained within these documents that are relevant to the proposal, these are identified below.

The site falls within the designated City Centre Boundary. According to the Proposals Map the site is also situated within 'The Regional Centre' and Policy EC3 applies, it largely promotes the development of commercial and office uses however it notes '*Proposals for other town centre uses will be assessed in accordance with policies C1 and C9, unless included in an allocation or the uses are ancillary to the main employment use.*'

Core Strategy Policy CC4 – '*Visitors – Tourism, Culture and Leisure*' encourages the provision and improvement of leisure and tourism uses in the City Centre.

Core Strategy Policy CC9 '*Design and Heritage*' requires the highest design standards and states '*Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.*'

Policy CC10 '*A Place for Everyone*' states that The City Centre will develop as a location which appeals to a wide range of residents and visitors.

Policy C10 '*Leisure and the Evening Economy*' supports developments that assist the evening economy, subject to cumulative impact and residential amenity.

Policy DMI '*Development Management*' sets out that all development should have regard for specific issues, including impact on the surrounding area and effects on amenity.

Saved UDP Policy DC10.1 '*Food and Drink Uses*' accepts the principle of this type of development in the City Centre, subject to addressing issues on: neighbouring residential amenity, safe and convenient car parking, ease of access for all, and the appropriate storage and collection of waste.

Saved UDP Policy DC26 – '*Development and Noise*' aims to minimise the adverse impact of noise on noise-sensitive developments.

Planning Assessment

The planning issues raised by the proposed development are limited given that the proposal has been positioned at the rear of the building and is discrete in its size and form.

Principle of Development

The property is an existing bar within the city centre where leisure and tourism uses are encouraged by Policy CC4, CC10, C10 and Saved UDP Policy DC10.1. It is therefore considered that the proposal is acceptable in principle.

Design



The removal of part of the external wall and two windows is not considered to be contentious. The proposed bifold doors will be predominantly glazed within a modern, metal casing. The proposals will only be viewed from the south along the Rochdale Canal and which on summer days the building will be obscured by outdoor seating and umbrellas. It is considered that the bifold doors and extent of glazing created is acceptable and will fit in with the large, glazed sunroom extension on the first floor. The proposals are not considered to impact upon the character of the area, or its immediate setting given that the building is positioned between two large, contemporary designed buildings. It is therefore considered that the proposal complies with Core Strategy Policy DMI and EN1.

Heritage

The property is not a listed building and does not sit within a Conservation Area. However, the property itself is within the setting of a listed building, The Peveril of the Peak public house on the opposite side of Great Bridgewater Street to the northeast of the site. Given that the very minor nature of the proposal and it's positioned to the rear of the property, there will be no impact upon the setting of this listed building.

Amenity

The property already operates as a bar with an extension outdoor seating area, the proposals do not impact upon the use of the building and are therefore considered not to have any detrimental impact upon the amenity of neighbouring uses.

Conclusion

The application provides an opportunity for Rain Bar to open up its internal space and provide a well-ventilated area during warmer months. This change is critical for the continued success of the pub business. The proposals are complimentary and sensitive to building and its wider surroundings. As demonstrated above the proposals are in line with national and local adopted planning policy.

It is considered that the proposed development is entirely appropriate for its location, and that the scheme is wholly policy compliant. We trust therefore that planning permission will be granted without delay.

The applicant wishes to work closely with the Council in relation to these proposals and as such, should you require any additional information or have any queries then please do not hesitate to get in touch.

Yours faithfully



Georgina Daintith MRTPI

Consultant

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