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**Our Ref: GD/KN0009/22**

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Dear Sir/Madam

**Application for Full Planning Permission**

**The Deansgate Pub, 321 Deansgate, Manchester, M3 4LQ**

**Planning Portal Ref – PP - 10555515**

We are instructed by Greene King Brewing and Retailing Limited to submit an application for external works to the aforementioned property specifically the application proposes:

*“Installation of steel pergola structure with retractable roof at upper floor level, new external staircase, demolition of part of first floor external wall, installation of lobby area, new parapet to roof and minor external alterations”*

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

- Site and Location Plan 21107-OS
- Existing Ground Floor Plan 21107-101
- Existing First Floor Plan 21107-102
- Existing Second Floor Plan 21107-103
- Existing Elevations (1 of 2) 21107-109
- Existing Elevations (2 of 2) 21107-110
- Ground Floor Proposed Plan 21107-301
- First Floor Proposed Plan 21107-302
- Second Floor Proposed Plan 21107-303
- Proposed Elevations (1 of 2) 21107-304
- Proposed Elevations (2 of 2) 21107-305
- Design and Access Statement

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



## Site

The Deansgate is a long-established and well-known public house (Class E) in Manchester City Centre. The premises have recently been purchased by our client Green King who are making a significant investment in the premises and are about to commence an extensive programme of works to repair, refurbish and enhance the building to ensure it has a secure and long term viable future as a pub.

The premises occupy a highly visible position at the southern end of Deansgate at its junction with Trafford Street. The site is bounded to the west by Deansgate and to the north by Trafford Street and the Beetham Tower. To the east there is a surface car park (outside the applicant's control) and Century Street and to the south there is a commercial unit currently occupied by Nettl.com.

The site is outside of the Castlefield Conservation Area, whose boundary is the western side of Deansgate. However, it is noted that the railway viaducts to the south of the site are statutorily listed at Grade II.

The application site is located within and forms an island within the ASK development site which was granted planning permission in June 2020. However, it does not form a part of the scheme and there is no link between The Deansgate public house and this development. The consent has not been implemented and it is understood that there is no imminent prospect that it will be built out.

The Deansgate consists of a three-storey building (excluding basement) with a single storey rear extension. The ground and first floor currently comprise licensed pub floor space, whilst the second-floor forms ancillary managers accommodation. There is an existing outdoor seating area / terrace to the rear of the premises which is formed from the roof of the single storey rear extension. This is accessed from the first floor of the premises. There is also an existing metal staircase providing means of escape from the second floor.

## Planning History

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

- 125806/FO/2019 - Alterations to existing public house to create a roof terrace and other associated works including installation of staircase to roof, extension of extract duct, increase height of chimney, installation of a pergola and glass balustrade and elevational alterations to form two doors – Approved 26 Jun 2020
- 078793/FO/2006/C3 - Erection of single storey rear extension to Trafford Street over existing service yard, plus external/internal refurbishment of existing building – Approved 1 Aug 2006

Attention is drawn to the fact that planning permission Ref. 125806/FO/2019 has not been implemented but remains extant. Since planning permission was obtained the premises have been sold. It has been purchased by our client Greene King who wish to amend and improve the proposals for additional outdoor space at the premises. This application seeks planning permission for a revised scheme to create additional outdoor space and roof terrace at the premise and is of better design and of high quality and works operationally.



Whilst not relating to the application site, it is worth noting that an extant planning permission existing for the redevelopment of land around the site. Planning permission 125804/FO/2019 grants planning permission for “*Demolition of existing buildings and structures on-site and erection of 22-storey building comprising apart-hotel (Use Class C1) with flexible commercial uses at ground floor and within existing viaduct arches (Use Class A1, A2, A3, A4, D2), access, landscaping and other associated works*”.

As officers will be aware, application Ref 125806/FO/2019, which granted consent for new outdoor seating and additional roof terraces at The Deansgate, was submitted in tandem with this application in order to ensure that proposals to redevelop and transform land around the site did not prejudice the future improvement of The Deansgate, and in particular enhancements to its outdoor space, and thus its long-term viability.

## **Proposal**

This application seeks consent for a revised roof terrace scheme and improvements to outdoor space at the premises. The submitted plans show some remodelling and repurposing of accommodation within the pub. Planning permission is not required for these works; however they are detailed on the submitted plans in order to illustrate how the premises will operate as a whole with the external terraces.

In terms of the works for which planning permission is sought, these comprises the construction of a double height pergola / terrace to the rear of the premises within the existing roof terrace/ outdoor seating area at the rear of the premises; the construction of a new external metal fire escape stair; the creation of a small rear glass lobby and minor external alterations.

The double height pergola will be positioned on the existing first floor terrace and will extend up to and connect into the second floor level. The structure comprises a grey painted, steel frame with open sides. It will create an additional outdoor terrace space at second floor level. The structure will have a retractable roof to provide cover/shade to the second floor terrace, if and when required. It will primarily be accessed via the internal, central staircase.

On the first floor, access to the existing terrace will be improved with the provision of a small, glazed lobby to signify arrival on the terrace, this is also accessed off the internal, central staircase.

In order to preserve the sense of openness and light to the existing first floor terrace, it is proposed that the structure will not extend the full width of the building’s footprint. The structure does however extend the full depth of the building to maximise usable space. An additional bar area and W/Cs are also provided at second floor level.

For ease of reference the following works are proposed:

### Ground Floor

- New fire exit doors onto Trafford Street
- Upgrade external fire escape to the rear of the building to a new fabricated steel structure



## First Floor

- Upgrade external fire escape staircase on east elevation to new fabricated steel structure
- Form new mid-terrace with new steel frame built up over existing first floor terrace
- Retain and redecorate existing steel railings that provide enclosure to the existing terrace area
- Repair and clean existing composite decking
- Remove double doors leading on to the existing terrace and replace with a single door and window to allow for second access point to be created onto the terrace
- Construct a glazed lobby area to allow direct access from the central, internal staircase on to the terrace
- New heating, lighting and planting/planters to existing terrace
- Reconfigure trade kitchen area to include hoist to second floor food reception area and allow for improved staff circulation and working space

## Second Floor

- Continuation of new steel frame to form upper terrace, structure to be linked to existing pitched roof with a new parapet on south elevation.
- Glass balustrade to perimeter of new terrace
- Structure to include integrated aluminium pergola with retractable roof in two sections
- New heating, lighting and planting
- Weatherproof flooring to upper terrace
- Continuation and reconfiguration of improved fire escape staircase on east elevation to allow direct access off roof terrace, if required
- Demolition and removal of existing structural wall, installation of new steel beam to allow access via new bifold doors from function room or via corridor passing the toilets
- Build up wall to new parapet height to accommodate pergola
- Internal works associated with the creation of bar, function rooms, food reception, store and WC facilities.

## **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 and these are considered in turn below.

The site falls within the designated City Centre Boundary. The Castlefield Conservation Area lies to the west of the property on the opposite site of Deansgate.

According to the Proposals Map the site is 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 *Development Management* residential amenity.

Policy DMI '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.

## **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, mass and form.

## Principle of Development

The Deansgate Pub has an extant permission (ref:125806-FO-2019) for a larger roof terrace on the roof of the building, positioned above the second floor. This proposal includes the siting of a timber pergola structure on the rooftop and glass balustrade around the perimeter of the building. The area was to be accessed via a large external staircase which was positioned above the existing first floor terrace area. The proposal protruded above the existing roofline and impacted all elevations of the building.

In comparison, this terrace proposal seeks to provide additional space at second floor level only. It therefore does not protrude above the existing roofline and only impacts upon the Trafford Street



and Century Street elevations. This proposal is significantly smaller and less intrusive than the extant scheme. The proposed second floor terrace can be accessed internally, and this negates the need for a significant and visually intrusive external staircase. It is however proposed that a new fire escape is provided, and it has been designed to be minimal in its visual appearance and represents a form of external stair commonly seen in city centre locations.

Being smaller than the extant scheme, it is considered that the creation of a second-floor terrace will integrate better and function more efficiently with the operation of the public house overall. It is therefore considered that this proposal is acceptable in principle and should be supported in line with Policies CC4, CC10, C10 and Saved UDP Policy DC10.1.

### Heritage

The Deansgate Pub is not a Listed Building and does not fall within a Conservation Area. However, it is adjacent to the Castlefield Conservation Area and within the vicinity of the Grade II Listed Manchester South Junction and Altrincham Railway Viaduct.

Due to the nature and the design of the structures and their siting within the application site, it is considered that they will not negatively impact on views of the pub nor will the works give rise to any harm to the special interest and setting of the listed viaduct or Conservation Areas. We therefore consider that the proposal adheres to Core Strategy Policy CC9.

### Design

The steel framed pergola has been sensitively designed to be minimal yet functional. It is positioned at the rear of the building and will not impact upon the main façade of the building or the Conservation Area.

As described above the proposed pergola structure does not extend the full width of the building's footprint. This demonstrates that the structure has been designed to be both in keeping and respectful to the host building. It is proportionate in scale to the host building and its visual impact will be minimised as views of the structure from Trafford Street and Deansgate will be limited.

The height of the structure is below the eaves level of the existing building and will not be viewed from any other elevation other than a limited view, at street level, from Trafford Street.

In terms of design, this revised terrace provision represents a sympathetic solution to create much needed, functional and attractive outdoor space and follows the principles within Core Strategy Policy DMI and EN1.

### Ecological and Bat Survey

As part of the previous application (ref: 125806/FO/2019) an ecology survey was submitted that also incorporated investigations from the wider development site controlled by ASK. The subsequent report concluded that the site itself had very limited ecological value, with no semi-natural habitats recorded. It also identified that there was low potential for bats within the pub building. However, a condition was placed on the consent requiring the submission of a revised bat survey if consent was not implemented by March 2021.

The consent has not been implemented and this proposal is fundamentally different from the consented scheme in that it seeks to make a very small change to the roofs where the standard eaves



details are being altered to create a parapet. The proposal will result in minimal disturbance to the roof. Accordingly, it is considered that there is no need for the application to be supported by an Ecology Assessment.

Notwithstanding this fact, a bat survey has been instructed to confirm the above conclusion. This will be submitted to the Council during determination of the application and should negate the need for any planning condition requiring further ecology surveys.

## **Conclusion**

The application seeks consent for a revised scheme to expand and improve outdoor seating areas at the premises. The works are considered particularly important having regard to the current Covid19 pandemic and given the premises currently have only limited facilities for outdoor eating and drinking and the space is of poor quality. The revised scheme provides an improved design solution and one that works operationally. It will create an attractive and welcoming outdoor space and a place where people will want to sit, thus supporting the overall viability of the premises.

As demonstrated above the proposals are in line with national and local planning policy and the principle of the proposed development is already established. We thus request that planning permission is granted for the scheme as soon as practically possible.

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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Cc Marc Gregory, Greene King Brewing and Retailing Ltd

