

November 2021



PLANNING STATEMENT

153 Great Ducie Street
Cheetham Hill

Change of use to a Restaurant/Diner

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1.0 INTRODUCTION

- 1.1 This Statement has been prepared by Urban Future Planning Consultancy Ltd on behalf of the Applicant, to accompany a planning application seeking consent for the change of use of a vacant retail unit at 153 Great Ducie Street to a Restaurant / 'Diner'. This Statement should be read in conjunction with other documents and information submitted in support of the application.
- 1.2 The unit has been vacant for some time and the Applicant seeks to put it to effective use; one that creates an active daytime frontage, promotes consumer choice within the locality and results in job creation for local people. As such, the Applicant seeks to bring to fruition a 'diner' to complement the area's already vibrant offer. The Applicant confirms the proposed cuisine is not currently available within the local area and the Applicant seeks to capitalise on a new business venture and to work proactively with the Local Planning Authority to bring forward a successful scheme. More specific details of the application proposal will be set out within this Statement.
- 1.3 The Statement describes the application site and the proposed development. The proposal's compliance with the development plan and national planning policy along with an assessment of material considerations will then be discussed before arriving at the conclusion that planning permission should be granted.

2.0 SITE & SURROUNDINGS

2.1 The application site comprises a vacant retail unit within 153 Great Ducie Street. The site is located close to the edge of the city centre of Manchester and along a main road which is also a high frequency bus corridor. The site is highly commercialised in nature with a diverse range of uses present including two cafés, a sushi bar, a fitness supplements shop and a wholesaler. There are no residential properties in close proximity to the site.



Figure 1. Application site

2.2 The site has a main road frontage and is located within a readily accessible, sustainable location and can be reached on foot and by bus. There is unrestricted on-street parking in the side streets adjacent to the premises as shown overleaf.



Figure 2. There is staff off-road parking to the rear of the premises



Figure 3. There is unrestricted on-street parking in the side streets adjacent to the premises.

Planning History

2.3 The following applications have relevance to the units at 153 Great Ducie Street:

- **Ref. No: 088757/FO/2009/N1** - *Change of Use from warehouse cash and carry to cafe/hot food take away (sui generis) and associated external flue to rear, Unit 4 153 Great Ducie Street Cheetham Manchester M3 1FB. Permitted.*
- **Ref. No: 126877/FO/2020** - *Temporary change of use of premises to a day centre for the homeless with ancillary cafe (Sui Generis) until July 2023, Unit 5 153 Great Ducie Street Manchester M3 1FB. Permitted.*

3.0 PROPOSED DEVELOPMENT

3.1 Consent is sought for the change of use of a vacant commercial unit at 153 Great Ducie Street to a Restaurant / 'Diner'. The accompanying plans fully set out the Applicant's intentions for the premises including the intended internal arrangement and should be referred to for further details. As shown on the plans, minimum external alterations would be required; the plans include an extraction flue to the rear of the premises of a similar style to the existing flues present at adjoining units.

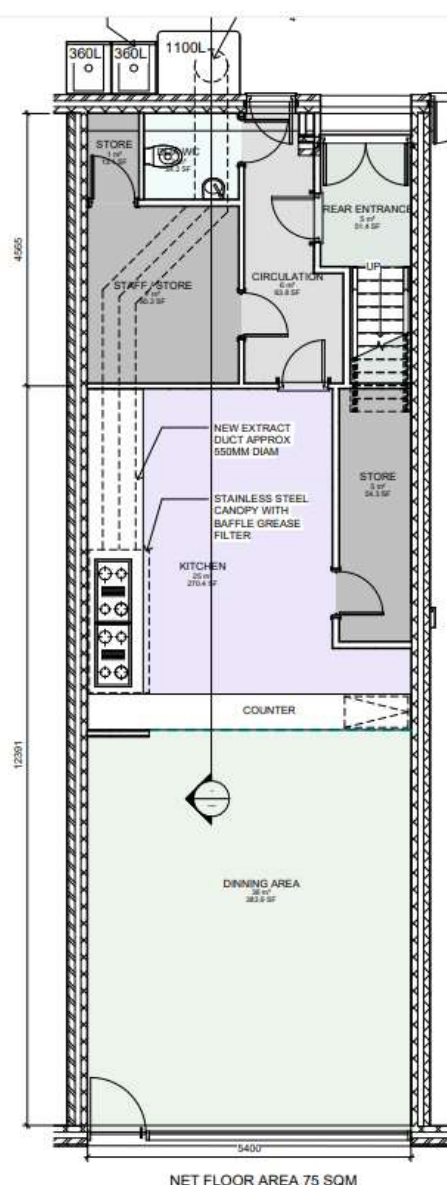


Figure 4. Proposed internal layout *(not to scale)*

4.0 RELEVANT PLANNING POLICY

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the purpose of this application comprises the Manchester Core Strategy (adopted 2012) and Saved Policies from the Unitary Development Plan (UDP) for the City of Manchester adopted in July 1995. The National Planning Policy Framework (NPPF) sets out the Government's planning agenda and should also be considered.

Manchester Core Strategy (adopted 2012)

4.2 The following policies are considered to be of relevance:

- **Policy SP1 - Spatial Principles** – sets out the key spatial principles, which will guide the strategic development of the city. There will be an emphasis on the creation of neighbourhoods of choice, which meet local needs, in a distinct environment. Proposals should make a positive contribution to the health, safety and wellbeing of residents considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- **Policy DM1 – Development Management** - states that proposals should have regard to a range of specific issues such as impacts upon neighbouring residential amenity, accessibility, highway safety, access and car parking provision.
- **Policy C 9 - Out-of-centre development** – Proposals for town centre uses outside of a centre should not have unacceptable impacts, either individually or cumulatively with recently completed and approved schemes and having regard to any allocations for town centre uses, on the vitality and viability of



the City Centre and designated district and local centres and should be appropriate in terms of its scale and function to its location.

- **Policy EC1** looks to ensure priorities for economic growth. The Council will support contributors to economic growth.
- **Policy T2** looks to manage the pattern of development to ensure that new development is located in accessible locations. The policy also states that all new development should provide appropriate car parking facilities.

Great Ducie Street Strategic Regeneration Framework (July 2018)

4.3 The SRF was published in July 2018 and provides an illustrative framework for the strategic regeneration of the Great Ducie Street area. The area at present is primarily commercial and largely dominated by textiles, wholesales and distribution sectors. Much of the SRF area is of poor visual quality and characterised by properties in decline, vacant plots, and dereliction. The framework sets out an approach to transform the quality of the built environment into a better-quality sustainable community for all. The indicative masterplan envisages the creation of a mixed-use neighbourhood with a focus on employment uses, as well as hotel, retail, leisure and residential development.

National Planning Policy Framework (NPPF)

4.4 The NPPF is also relevant and sets out the Government's planning agenda. According to the NPPF, the purpose of the planning system is to contribute to the achievement of sustainable development. The general perspective from the NPPF is that planning should proactively drive growth and support sustainable economic development.

- 4.5 It also states that planning should make effective use of land by reusing land that has been previously developed and sets out a presumption in favour of sustainable development. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth and this should be taken into consideration when assessing the application proposal.
- 4.6 The NPPF states, to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should guard against the unnecessary loss of valued facilities and services.

5.0 PLANNING APPRAISAL

5.1 The purpose of this section of the Planning Statement is to identify and assess the main planning considerations raised by the application proposals in the context of relevant national and local planning policy and guidance. The key issues are;

- the principle of the development, having regard to the provisions of the adopted Development Plan and the provisions of national planning policy and guidance;
- the effect of development on the local highway network.

5.2 Each of these matters is considered below.

The principle of development

5.3 As previously set out, the unit has been vacant for some time and the Applicant seeks to put it to effective use; one that creates an active daytime frontage, promotes consumer choice within the locality and results in job creation for local people. The proposed 'diner' would complement the area's already vibrant commercial offer. There is a sushi bar, a homeless charity with an ancillary café and a Turkish restaurant present within the block at 153 Great Ducie Street. The proposal will offer a completely alternative cuisine that is not currently available within the locality, and which is based on healthy food options.

5.4 The site is suitably located insofar as it is reachable on foot from the many surrounding businesses and located adjacent to the city centre¹. It is noted that in permitting LPA Ref. Nos. 088757/FO/2009/N1 (Change of Use from warehouse cash and carry to cafe/hot food take away (sui generis) at Unit 4 153

¹ See Appendix 1 for proposals map extract



Great Ducie Street) a sequential site assessment was not required². Similarly, LPA Ref. No 126877/FO/2020 has enabled a café use at Unit 5 153 Great Ducie Street. In this respect, the principle of development is considered to be acceptable.

- 5.5 The proposed use is for on-site food consumption (a restaurant) and not a hot food takeaway³. As such, permitting the proposal would in no way result in an ‘overconcentration’ of hot food takeaways; the other uses within the block also comprise restaurant / café uses where on site consumption is predominant, with little ‘takeaway’ provision.



Figure 5. The proposal would complement the area’s existing highly commercial offer

- 5.6 The units within this block have not been utilised for traditional ‘wholesale’ activity for some time. When permitting LPA ref no. 088757/FO/2009/N1 in 2009 for the change of use from a warehouse cash and carry to an A3 cafe / hot food take away at Unit 4, 153 Great Dude Street, the Case Officer acknowledged within the Officer’s report *“Unit 5 is an accident claim centre with offices above. Unit 3 is a car audio centre with storage above. The floor above Unit 4 appears to be used as storage.”*

² The existing use class is retail thus the application would simply see the swap from one ‘town centre’ use to another

³ See Appendix 2

- 5.7 Moreover, in allowing LPA ref no. 126877/FO/2020 for the change of use of Unit 5, 153 Great Ducie Street to a day centre for the homeless with an ancillary cafe (Sui Generis), the following observations were made within the Officer's report:

"The proposal would result in the change of use of a former commercial premises within the warehouse district to a day centre and café for the homeless. At the centre, visitors will be able to access food and wash facilities together with support and advice on housing, benefits and access to employment.

The premises is currently located in an employment area. This premises would offer an alternative sui generis use within this part of the city. However, the use would help support other objectives as part of the homeless programme in this part of the city. The applicant has also agreed to a temporary period of 3 years to ensure that the long term employment generating potential, or other uses as described in the SRF, are not precluded from coming forward in the medium to long term.

The use is considered to be acceptable in principle. Matters which require consideration are noise disturbance, highway consideration, waste management and fume extraction."

- 5.8 It is clear that the Council has been able to assess similar applications in a flexible manner, taking into consideration market demand and using a pragmatic approach to avoid having vacant units along a main thoroughfare. Permitting the proposal would create an active frontage, generate footfall, create jobs and generate additional income for the local authority through business rates.
- 5.9 The NPPF advises that proposals which accord with the development plan should be approved without delay. The proposal clearly adds to the already diverse range of uses evident within the area and is a complementary addition which would in no way impact on the viability and vitality of the city

centre. Instead, the proposal represents sustainable economic development that would support jobs and promote consumer choice and should be granted planning permission. It will not result in any adverse impacts that would significantly and demonstrably outweigh the benefits of its approval. This is confirmed in the following assessment of the detailed material considerations relevant to the application.

The effect of development on the local highway network

5.10 The site has long been in commercial use and a number of uses could potentially locate at the site given the current lawful use class of the premises. The site has a main road frontage and is located within a readily accessible, sustainable location and can be reached on foot and by bus. There is unrestricted on-street parking in the side streets adjacent to the premises as well as a staff car park to the rear. On-street provision is considered plentiful, and the proposal is unlikely to result in significant parking demand over and above the existing fall back position. Permitting the proposal would not jeopardise the intentions of Policy T2 in these respects.



Figure 5. There is unrestricted on-street parking in the side street adjacent to the premises.

5.11 In assessing LPA ref no. 126877/FO/2020 and allowing the change of use of premises to a day centre for the homeless with ancillary cafe (Sui Generis) at Unit 5, 153 Great Ducie Street, the Council's Highway Services consultee described the site and its surroundings as "the application site is located in a sustainable location and most of the visitors will arrive by foot".

Other Considerations

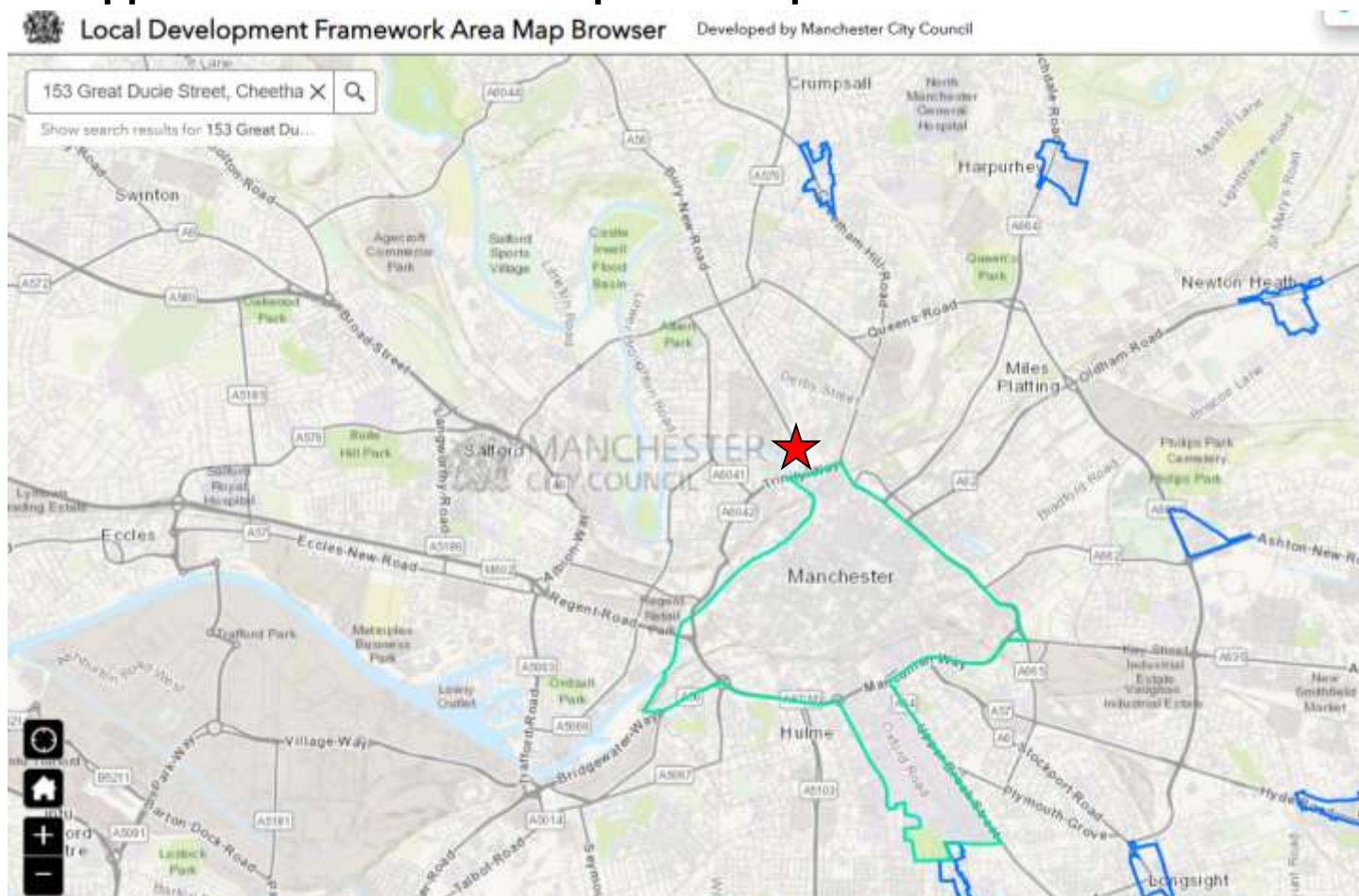
5.12 There are no residential occupiers abutting the site and the operating hours sought by the Applicant are considered appropriate for the nature of the locality. Moreover, the proposed signage is considered suitable and similar to other food uses within the locality.

5.13 With regards to bin storage, the plans show an appropriately sited bin store. The use will generate some waste which will have to be separated and recycled (general, food waste, dry non-hazardous waste, etc). The bin store has space for a 1100 ltr eur bin for general waste which will be collected once per week alongside additional 350ltr recycling bins (one for cardboard / paper, one for plastic and cans). All the bins will be colour coded and clearly labelled. The uses within the application site block have similar arrangements and the proposed use would mirror those arrangements.

6.0 CONCLUSION

- 6.1 This Statement has justified the merits and acceptability of the proposed change of use of a vacant commercial unit at 153 Great Ducie Street to a Restaurant / 'Diner'. The proposal would create an active daytime frontage, promote consumer choice within the locality and result in job creation for local people. A 'diner' would complement the area's already vibrant commercial offer.
- 6.2 The NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development and requires them to look for solutions rather than problems and seek to approve applications for sustainable development wherever possible.
- 6.3 For the reasons set out in this Statement and the supporting application plans and documentation, the Council is kindly requested to grant planning permission

Appendix 1. Local Plan Proposals map extract



Appendix 2. Sultan Turkish Grill newspaper report

Sultan Turkish Grill opens in Manchester's Cheetham Hill

HALAL STATUS Fully Halal



Credit: Sultan Turkish Grill

A new restaurant that serves "authentic Turkish cuisine from the heart of Istanbul" has opened in Manchester's restaurant-heavy area of Cheetham Hill.

Having opened on Great Ducie Street, **Sultan Turkish Grill** offers a menu that everyone knows and loves from that part of the world.

According to their website: "Our journey started over 30 years ago with our chefs perfecting their recipes in the Heartland of Istanbul and have now brought their flavours to Manchester."

"Sultan Turkish Grill opens in Manchester's Cheetham Hill" - Feed the Lion