

1st December 2021

Manchester City Council
Planning
PO Box 532
Manchester
M60 2LA

Uploaded via the Planning Portal

Dear Sir/Madam,

**Town and Country Planning Act (As Amended) 1990
Full and Advertisement Application
2 Spinningfields Square, The Avenue, Manchester, M3 3AP**

Planning Portal Reference: PP-10344915

We have been instructed on behalf of our client, Caprice Holdings Ltd '(the Applicant')', to submit a full and advertisement consent application for the following development at 2 Spinningfields Square, Manchester:

"Construction of single storey extension, external seating area, external alterations to existing building, other associated works and display of advertisements to facilitate the use as a restaurant/bar"

Accordingly, the following documentation has been submitted via the Planning Portal:

1. Planning Application Form, including relevant Ownership Certificates;
2. Site Location Plan and Block Plan (ref: 464);
3. Existing Basement Plan (ref: 464-101);
4. Existing Ground Floor Plan (ref: 464-102);
5. Existing Mezzanine Floor Plan (ref: 464-103);
6. Existing External Elevation (ref: 464-104);
7. Proposed GA Plans – Ground Floor and Basement Floor (ref: 464-201-S);
8. Proposed GA Plan – Basement (ref: 464-203-C);
9. Proposed External Elevations Plan (ref: 464-205-D);
10. Proposed External Signage Plan (ref: 464-206);
11. Proposed External Structure Plan (ref: 464-901-B);
12. Caprice Manchester External Furniture Schedule;
13. Sexy Fish Manchester External Furniture Visual;
14. Noise Assessment, prepared by ACA Acoustics;
15. Heritage Statement, prepared by Pegasus Group;
16. Operating Schedule, prepared by Pegasus Group; and
17. Crime Impact Assessment, prepared by GMP.

The application fees of £594 will be submitted to the Council under separate cover.

Site Description

The site is located over 3 floors: - the basement, the ground floor and a mezzanine first floor of Number 2 Spinningfields Square. These floors were previously occupied by Emporio Armani (Use Class E) however Emporio Armani have now relocated to another store within this city centre. As such, this unit is now vacant. The upper floors of the building are used as offices.

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

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Number 2 Spinningfields is located within the heart of Spinningfields. Spinningfields is Manchester's premium financial and professional services and associated leisure destination, located on the western edge of the city centre. It is bounded by Deansgate, the River Irwell, Quay Street and Bridge Street.

The site is located within Deansgate Conservation Area and is adjacent to John Rylands Library, which is a listed building. The library is a Grade I listed building and is the third largest academic library in the UK.

Planning History

A search of the Council's online planning records have relevant the following applications which are relevant to the site:

- **080139/CC/2006/C1** – Conservation Area Consent – Demolition of existing four storey office building on land bounded by John Rylands Library, 1 Spinningfields Square, The Magistrates Court/Crown Square and Deansgate – Approved 2nd August 2006.
- **080138/FO/2006/C1** – Demolition of existing office building and erection and a mixed use retail and office building with basement and mezzanine floor (use classes A1, A2, A3, A4 and B1) with related landscaping and associated works – Approved 2nd August 2006.

Proposed Development

This site is sought to be brought forward into active use a bar/restaurant. Caprice Holdings Ltd seeks to a new high-end restaurant to Manchester. Caprice Holdings have identified this site as an appropriate location to open this new a bar/restaurant, which will be the second 'Sexy Fish' restaurant/bar in the country. The other Sexy Fish bar/restaurant is located in London in on Berkeley Square.

Sexy Fish is an Asian restaurant which serves Japanese-inspired sushi, sashimi, seafood, fish and meat cooked on a Robata Grill (charcoal fireplace grill). The restaurant oozes a mid-century glamour and opulence and there are no similar restaurant/bar offers to this in Manchester at present. This will bring a new and exciting restaurant and concept to Manchester. It will complement the existing restaurant offer in withing Spinningfields and Manchester.

The new restaurant will provide a provide dining room which will be known as the Coral Reef Room. This will provide a unique gastronomic experience amid some of the world's largest live coral reef tanks. The Coral Reef Room is an exclusive and private dining space with a custom-built bar, two of the largest live coral reef tanks in the world and seating for up to 48. The designers have put together a collection of materials and colours that capture the essence of the sea, making this unique room the perfect venue for all times of the year.

Given this is the first Sexy Fish to be located in the north, it is likely to draw customers from neighbouring towns and cities to visit the restaurant. It will bring additional visitors to the City Centre and as such will boost the vitality and vibrancy of Manchester City Centre and bring additional choice for locals and visitors to Manchester.

Two outdoor seating areas are proposed as part of this application, one to the side of the unit and one to the front. The seating area to the front of the unit will comprise of 10 tables and 40 chairs, 4 chairs to each table. These tables and chairs will remain outdoors once the restaurant has closed but will be appropriately secured. This area will be open 08:00 – 23:00.



The seating area to the side of the unit of the unit will be covered by an external structure to create a external dining area to complement the use as a bar restaurant. The structure will measure 28.51 metres long, 3.47 metres wide and 4 metres high. The proposed structure will not be mechanically fixed to the building but will be soft sealed and thus will not affect the existing fabric of the building.

The structure will comprise of a 20mm of galvanised steel base plate which will be laid onto the existing pavement. Composite decking boards will be fixed onto the base plate which will be finished off with a black granite slating which will form the base of the seating area. The sides of the structure will comprises of fixed timber stall risers, glazing and full height green marble to match the Sexy Fish Brand. The stall risers will be fixed and will be embossed with brass detailing. The stall risers will be painted green, however the exact colour is to be confirmed. 15 glass panels will sit on top of the stall risers, 7 of which will be fixed glazing and unopenable and 6 will be capable of being opened.

There will be a fixed roof with a fabric awning supported by a steel frame. The awning will be coloured turquoise, to tie in with the colouring of the marble and the proposed stall risers.

This external covered area will accommodate 12 tables and 38 seats which have been arranged to facilitate movement around the tables whilst providing an additional dining area.

To permit access to this area from the existing unit, 7 existing glass panels will be removed which will provide 3 separate openings from the main restaurant area into the seating area and the create of a new entrance door. This door will provide access into the main restaurant area from the lobby.

The restaurant will be accessed from the external structure proposed via a new brass door. This will lead into a proposed lobby area where customers and guests will be greeted by a member of staff and lead to their table. This area will also accommodate a cloakroom.

Although there will be three openings into the restaurant from the external seating area, this area will be fully secured to seal off the building and prevent access during closing hours. This area will be open as per the restaurant hours, which is Sunday to Wednesday 08:00 – 02:30 and Thursday to Saturday 08:00 – 03:30.

The proposed restaurant will utilise the existing HVAC equipment and therefore this element is not required as part of this application.

The application seeks to install and display modest advertisements which will be complementary to the existing building and surrounding area.

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the saved policies from Manchester City Council's UDP and the Core Strategy Development Plan Document (adopted July 2012).

Other material considerations include (but are not limited to), the National Planning Policy Framework (NPPF), supplementary planning documents and planning guidance.

National Planning Policy Framework (NPPF)



The National Planning Policy Framework (NPPF) was updated in February 2019 and sets out the Government's planning policies for England and how these should be applied.

Paragraph 8 states that achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways (economic, social and environmental).

Paragraph 11 states that for decision taking, this means approving development proposals that accord with an up-to-date development plan without delay.

Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. Decision-maker at every level should seek to approve applications for sustainable development.

Chapter 6 of the NPPF supports building a strong, competitive economy. **Paragraph 80** states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.

Chapter 12 supports the creation of well-designed places. **Paragraph 124** states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

Local Planning Policy

The development plan comprises the saved policies of the Manchester Unitary Development Plan (July 1995) and the Local Plan Core Strategy (July 2012). Below, we set out the relevant policies within the plans to this proposal.

Manchester UDP (July 1995)

The site is within the city centre, as defined by the Proposals Map of the UDP. Many of the policies within the UDP have now been superseded by the Core Strategy. Out of the remaining saved policies, the following are relevant to this application:

Policy RC20 – Area 25: Bridge Street / Deansgate / Quay Street / River Irwell states whilst being somewhat outdated, due to the redevelopment of the area, the policy, through redevelopment is to increase the presence of this area by new buildings and providing linked open spaces and environmental improvements.

Policy DC10: Food and Drink Uses states this policy states that in determining planning applications for developments involving the sale of drink for consumption on the premises, the council will have regard to the general location of the proposed development, the effect on the amenity of neighbouring residents, the availability of safe and convenient arrangements for car parking, the ease of access for all and the storage and collection of refuse. The council will normally accept the principle of developments of this kind in the City Centre.

Local Plan Core Strategy (July 2012)

The Core Strategy was adopted in July 2012 and is the key Development Plan document in the Local Development Framework (LDF). It replaces significant elements of the existing UDP and sets out the

long term strategic policies for Manchester's future development and will form the framework that planning applications will be assessed against.

According to Manchester City Council's Local Plan Policies Map (2012), the site is located within the Manchester City Boundary, within Manchester City Centre and the City Regional Centre. It is also located within Deansgate Conservation Area.

Below, we provide a summary of the relevant policies to this site and proposal.

Policy SP1: Spatial Principles states that the Regional Centre will be the focus for economic and commercial development, retail, leisure, and cultural activity, alongside high quality city living.

Policy CC1: Primary Economic Development Focus: City Centre and Fringe states that the provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities will be encouraged in the city centre.

Policy CC7: Mixed Use Development states that the city centre presents the most viable opportunities for mixed-use development, and in general these will be promoted as a means of using land as efficiently as possible. This includes active ground floor uses (food/drink/leisure).

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. Development which promotes this objective will be supported, particularly through uses which increase the diversity of activity in the City Centre.

Policy C10: Leisure and the Evening Economy states that redevelopment that supports the evening economy contributes to the vitality of district centres and supports a balanced and socially inclusive evening / night-time economy will be permitted, subject to considerations regarding cumulative impact, residential amenity and balance.

Policy EN1 Design Principles and Strategic Character Areas states that opportunities for good design to enhance the overall image of the city should be fully realised.

Policy DM1: Development Management states that All development should have regard to the specific issues listed in this policy. Of relevance to this application are accessibility, community safety and crime impact and effect on amenity.

Assessment of Development Proposals

This section assesses the development proposals in the context of the planning policies in the Development Plan, National Planning Policy and other material considerations.

Use

The vacant unit previously operated as a retail unit, which is Use Class E. Caprice Holdings Ltd seek to bring forward these this unit for a bar/restaurant, which is Use Class E. As such, this change of use does not require planning permission. To facilitate this use, additional dining areas are required.

In accordance with Policy CC1, the proposed works to the existing unit will bring it back into an active use as a restaurant/bar. The proposals will provide additional dining areas for customers set in a high quality environment.

Policy CC7 seeks to deliver a mixed use environment within the City Centre and the proposals will contribute to the mixed-use nature of Spinningfields through the provision of additional food/drink/leisure uses. This proposal will bring a new offer to Spinningfields which will complement the existing uses in and around this area.

Design

In accordance with Policy EN1, the extension, the external seating area and other works have been designed to a high specification in order to complement the existing uses and design of other buildings and structures in and around Spinningfields. Sheppard Robson, the architect of the host building, has been consulted as part of the development of the scheme and has confirmed their support for the proposals. The design is considered to respect the host building and the other buildings in and around Spinningfields.

The design principles on which the proposal is based have been informed and defined by close consideration of the Manchester City Council planning policy requirements, the local context, the existing architecture and the client's aspiration to achieve development of the highest architectural merit.

The colouring and materials proposed reflect the Sexy Fish brand, which include: green/turquoise colours, the use of marble, brass, granite, fabric and glazing. This high quality design respects the host building, the existing development in this location however, allows this restaurant to be distinguishable from other buildings and restaurants in the area.

Access

As shown on the layout plans, the proposal provides suitable access for all users and is in accordance with the requirements of Policy CC10. The additional floorspace will allow for an improved internal layout to be provided which will provide a greater setting for customers. Level access is proposed from the street and within the restaurant.

A unisex accessible WC will be provided on the ground floor as part of the fit out the unit for the restaurant use to ensure facilities are accessible to all customers and visitors and their needs.

Impact on Amenity

Policy DM 1 Development Management states that consideration should be given the appropriate siting, layout, scale, form, massing, materials and detail of new development. The scale, materials and design of the proposals have been chosen to ensure that the proposals will not have an adverse impact on the visual amenity of the surrounding users.

The extension and the seating area will not encroach upon pedestrian routes in and around the area. Pedestrians will still be able to move freely and easily along the street and it will have no impact upon the flow of pedestrians.

Policy DM1 goes further to state that regard should be had to the effects of amenity. The use of a strict operating schedule will ensure that the outdoor seating area will not have a detrimental impact on the amenity of the closest noise sensitive receptors.



A Noise Impact Assessment has been prepared in support of the proposals. There are no residential receptors within the vicinity of the site. The closest receptors are the adjoining offices which are located on the upper floors of the building. The assessment confirms that cumulative levels from the proposed restaurant/bar and external seating areas will be at most 9dB below current sound levels inside the office and will be below guideline criteria for a good standard of amenity in offices, as set out in the relevant British Standard.

The noise assessment concluded that the proposed restaurant and external seating area will be low and will not be detrimental to the amenity of any occupants in vicinity.

Heritage

A Heritage Assessment has been prepared in support of the proposal and has been submitted as part of the application submission. With reference to the levels of harm in the NPPF, the proposals will result in 'no harm' to the heritage significance of either the Deansgate/Peter Street Conservation Area or the Grade I Listed John Rylands Library through a change in setting. The proposals will satisfy the requirements set out in Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas Act) 1990. The proposals will also satisfy relevant local policy.

Crime

A Crime Impact Statement has been prepared in support of the proposed development. The report recommends the inclusion of a CCTV cameras, which will be included as part of the proposals.

Waste and Servicing

As shown on the layout plans, the refuse store, clean/dirty linen store, consumables and chemical stores will be located within the basement.

The servicing will be as per the current arrangements for this building.

Advertisements

This application seeks consent for the following advertisements:

- 3 no. 'Sexy Fish' Brass Letter Fascia signs;
- 6no. gold 'SF' vinyl stickers;
- 1 no. internally illuminated menu board; and
- 3no. vinyl signs applied to awning.

The proposed signage will respect the scale and appearance of the host building, by reason of their scale and siting. They respect the character and appearance of the existing street scene.

3 no. fascia signs are proposed which will comprise of the lettering: 'Sexy Fish'. 2no fascia signs will be suspended and comprise of individual brass letters which will be held via a steel rod support frame. They will have a warm white face illumination. These will be located on the front of the building, over the existing entrance and on the rear elevation of the proposed external structure. 1no. fascia will be located above the proposed new entrance to the building and will comprise of individual brass lettering, held via a steel support frame and illuminated with a white face illumination. The fascia signs have

been evenly dispersed along the building façade and the proposed extension and will ensure there is no visual clutter.

The proposed vinyl lettering on the awning and the windows are minimal in scale and due to their size and proposed location, will not cause a sense of clutter within the street scene. The vinyl signs will not be illuminated and will not cause harm to the appearance or character of the street scene.

The menu board will be hung to the left hand side of the proposed entrance. It will be made of brass, which will match the proposed door and will be internally illuminated.

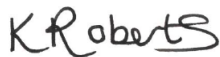
Conclusion

The proposed development consists of a single storey extension to the existing building, the creation of external seating area and associated external works to create an enlarged space for customers to the unit. The proposed development will facilitate the unit being used a bar/restaurant.

The proposed development would comply with the requirements of the Development Plan and therefore would warrant the approval by the LPA.

I trust the above and enclosed is sufficient to allow the validation of this application and I look forward to receiving confirmation of this in due course. If you require any additional information, then please do not hesitate to contact me.

Yours sincerely



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