



Paul Butler Associates

Planning, Development & Heritage Consultants

**Provision of enclosed pergola structures
to front and rear of existing outdoor
seating areas of restaurant and
associated works**

700 Wilmslow Road, Didsbury, Manchester,
M20 2DN

Planning and Heritage Statement

November 2021

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Appendix 1: Historic Maps and Photographs

1. Introduction

- 1.1 This Planning and Heritage Statement has been prepared by Paul Butler Associates on behalf of One Eight Six. It forms part of 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'.
- 1.2 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.

Structure of the Statement

- 1.3 In order to provide a clear understanding of the proposed scheme and its relationship with the surrounding area, this statement includes:
- A description of the application site and surrounding area;
 - A review of the application site's planning history;
 - An overview of the proposal;
 - A review of the relevant national and local planning policy guidance; and,
 - An appraisal of the proposal against its planning policy context.

Supporting Information

1.4 The application is supported by the following information:

- 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 (This document);
- Arboricultural Report by Murray Tree Consultancy;
- Waste Management Strategy Pro-forma; and,
- Greater Manchester Police Design for Security Consultation Letter.
- Pre-construction Information document.

2. The Application Site and Surrounding Area

- 2.1 The application site comprises 700 Wilmslow Road, Didsbury, Manchester, M20 2DN. The site is located on the north west side of the junction of Wilmslow Road and Barlow Moor Road within the centre of Didsbury and provides frontage to both streets. The building is of brick construction beneath a multi-hipped slate roof. It is part three storeys, part two storeys in height and dates from the mid-late 19th Century. The ground floor and basement of the building are currently vacant and are being refurbished by One Eight Six. The main access to the restaurant premises is from Wilmslow Road.

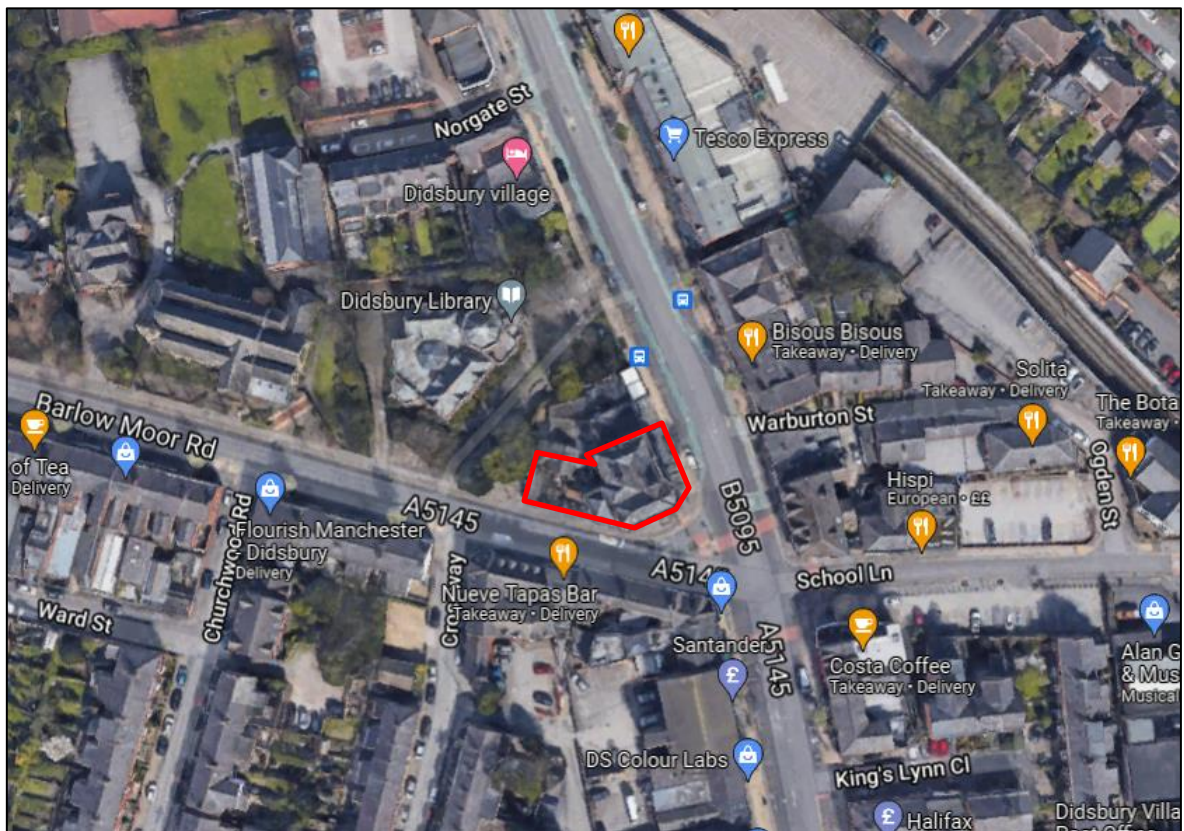


Figure 1: Aerial view of 700 Wilmslow Road. Application site outlined red.



Figure 2: View of 700 Wilmslow Road from the south.



Figure 3: View of 700 Wilmslow Road from the north.

2.2 The upper floors of the building are understood to comprise four self-contained apartments (approved under planning permission 091245/FO/2009/S2 in November 2009). The apartments are accessed via a shared gated entrance off Barlow Moor Road. This also provides access to the rear of the restaurant premises and the existing rear outdoor seating area. This area is enclosed by painted brick walls, with gates and railings, which is set at back of pavement to Barlow Moor Road. An attached two storey coach house building is situated on the north side of this space and forms part of the restaurant demise. Close to this is a self-seeded Ash tree which is in poor condition with limited longevity. The area has a number of level changes and a large 'jumbrella' has previously been used to provide shelter from the weather.

2.3 In addition to the rear outdoor seating area there is an additional smaller seating area located to the north of the main entrance on Wilmslow Road. This comprises a slightly elevated platform (which matches the internal ground floor level of the premises) and is enclosed by glass balustrades with metal railings. A retractable canopy, outdoor heaters and lighting is attached to the building and serves this outside seating area. Both the front and rear seating areas are tired and have been identified for improvement to enhance the appearance of the premises and improve the customer experience.



Figure 4: View looking across Barlow Moor Road to the existing rear outdoor seating area.



Figure 5: View of existing rear outdoor seating area towards coach house building.



Figure 6: View of existing rear outdoor seating area.



Figure 7: View of existing front outdoor seating area.

2.4 The site is located within the Blackburn Park Conservation Area, whilst the building itself is also considered to be a non-designated heritage asset due to its age and appearance. The building is constructed of brick and is characterised by vertically proportioned sash windows with arched headers, projecting bays, cornice detail at roof level and other brick detailing. The main entrance to Wilmslow Road projects and has an arched doorway with decorative column detailing and a has a faced keystone feature. The ground floor level of the building is painted blue/grey.

2.5 The site is located in close proximity to a number of nationally listed buildings / structures including 694 Wilmslow Road, Didsbury Public Library, the Church of Emmanuel, Didsbury War Memorial, and Rhodes Memorial Clock. These are all Grade II listed and are considered in more detail at Section 6 of this Statement.

- 2.6 In terms of other planning designations the site is located within Didsbury District Centre and South Manchester. The site is located within Flood Zone 1 which is the lowest level of risk. The site is partially located within an air quality management area.

3. Planning History

3.1 Planning history research using the Council's planning application database identified a number of planning applications associated with the site. These are set out in the table below for reference:

Planning Reference	Location (as per MCC database)	Description of development	Decision	Decision Issued Date
F/AD01314	The Cavalcade, 700 Wilmslow Road, Didsbury.	1) Illuminated single sided name signs on Wilmslow Road, Barlow Moor Road and rear elevations of public house. 2) Illuminated double sided hanging pictorial sign on Wilmslow Road elevation of public house, projecting over highway. 3) Illuminated single...	Temp. Approved	13.05.1977
F/AD02320	Cavalcade/Old Grey Horse, 700 Wilmslow Road, Didsbury.	A) Two non-illuminated fascia name boards above entrance doorway on front elevation of Public House. B) One illuminated double sided Pictorial Signs at first floor level to replace existing on corner elevation. C) Illuminated fascia board on splay wall, B	Not required	24.10.1979
027813	The Old Grey Horse P H 700, Wilmslow Road, Didsbury DIDSBUY	Refurbishment and lounge extension to public house	Approved	29.12.1986
028467	"Squires" (formerly The Old Grey Horse) 700, Wilmslow Road, Didsbury DIDSBUY	Illuminated name sign above entrance door to Wilmslow Road	Approved	23.03.1987
037780	700, Wilmslow Road, Didsbury DIDSBUY	2 externally illuminated individual letter name signs	Approved	10.12.1990
056302/FO/SOUTH1/99	Squires Public House, 700, Wilmslow	Alterations and extension to existing public house including formation of an external eating & drinking area	Approved	13.07.1999

Planning Reference	Location (as per MCC database)	Description of development	Decision	Decision Issued Date
	Road, Didsbury	and disabled access ramp to front elevation		
060381/FO/SOUTH2/00	Squires Public House, 700, Wilmslow Road, Didsbury	Alterations to public house including external trading areas	Approved	13.12.2000
060540/AO/SOUTH2/00	700, Wilmslow Road, Didsbury	Illuminated fascia signs & amenity/menu boards and hanging signs	Approved	18.01.2001
071822/FO/2004/S2	Clock Tower Public House 700 Wilmslow Road Didsbury	Installation of 3 telecommunication antennae within GRP shrouds mounted on chimneys with associated works	Approved	29.06.2004
074305/FO/2004/S2	The Clock Tower Public House 700 Wilmslow Road Didsbury	Enlargement of existing windows and insertion of new windows at ground floor level	Refused	07.02.2005
075046/AO/2005/S2	Grey Horse 700 Wilmslow Road Didsbury	Installation of four illuminated fascia signs, two illuminated projecting name signs, one illuminated individual letter name sign, four illuminated menu boards	Approved	03.06.2005
084320/FO/2007/S2	The Clocktower 700 Wilmslow Road Didsbury Manchester M20 2DN	Erection of timber structure to form smoking shelter to the rear of existing public house	Approved	24.10.2007
084481/AO/2007/S2	The Clock Tower 700 Wilmslow Road Didsbury Manchester M20 2DN	Installation of one internally illuminated individually lettered entrance sign and three internally illuminated fascia signs	Approved	03.01.2008
084482/FO/2007/S2	The Clock Tower 700 Wilmslow Road Didsbury Manchester M20 2DN	Retrospective application for the installation of balustrade following rebuilding of patio and installation of LED wall washers to building between brick dentals	Approved	10.03.2008

Planning Reference	Location (as per MCC database)	Description of development	Decision	Decision Issued Date
090956/FO/2009/S2	700 Wilmslow Road Didsbury Manchester M20 2DN	Installation of extraction flue at rear of premises	Approved	30.11.2009
091245/FO/2009/S2	700 Wilmslow Road Didsbury Manchester M20 2DN	Creation of four self contained flats on first and second floors and erection of a single storey extension to form entrance	Approved	30.11.2009
091545/AO/2009/S2	Zizzi 700 Wilmslow Road Disbury M20 2DW	Installation of 3 No. x externally illuminated individual letter signs and 2 No. x externally illuminated projecting signs together with retractable canopy with advertisement	Approved	15.12.2009
090957/CC/2009/S2	700 Wilmslow Road Didsbury Manchester M20 2DN	CONSERVATION AREA CONSENT Demolition of existing rear courtyard wall	Withdrawn	18.01.2010
109847/AO/2015/S2	700 Wilmslow Road West Didsbury Manchester M20 2DN	Installation of 2 x halo lit fascia signs and 2 x halo lit hanging signs	Approved	15.10.2015

3.2 The extensive planning history set out above shows that various proposals for adapting and changing the building and its outdoor seating area have been supported by Manchester City Council in the past to meet end operator requirements. The application proposal represents further enhancements of the outdoor seating areas to improve the appearance and function of the premises and contribute to the success of the new operation.

3.3 The planning application history does not identify any planning permissions which control the hours of use of the premises or its outside seating areas. It is understood that these are controlled by licencing requirements.

4. The Proposal

- 4.1 The application description of development is 'Provision of enclosed pergola structures to front and rear of existing outdoor seating area of restaurant and associated works'.
- 4.2 The application is being submitted on behalf One Eight Six which is an established operator of food and drink premises with an existing operation at 186 Deansgate in Manchester City Centre. The premises is currently vacant following the closure of 'Cau' and 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 these spaces will contribute to the economic competitiveness of the premises and help support the new operation to be successful. 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.
- 4.3 To the front of the building a new glazed pergola with black metal framing will be installed to the existing seating area and around the main entrance. The pergola will sit above the arched window header detailing on the front windows and align with the height of the existing projecting entrance. The pergola will frame the existing decorative entrance whilst extensive glazing and minimal framing/window subdivision will maintain visibility to the entrance. As well as visually marking the entrance, the pergola to the entrance will act as an acoustic lobby and provide shelter from poor weather to customers. The pergola will comprise a high specification glazing system which will allow panels to 'drop' behind each other and sit behind a planter which will demarcate the seating area. The roof will be formed of a slatted aluminium structure with sections that open which can either angle to open or angle and then retract to create a fully open roof depending on weather conditions.

- 4.4 An existing window opening on the front elevation will be adapted to provide direct access to the seating area from within the building, with the existing doorway being blocked up and reinstated as a window to match the existing. To the south of the entrance a smaller additional seating area will be provided which will have decking and be enclosed with fabric barriers. This will provide a space for smokers if required.
- 4.5 With regards to the rear seating area the existing non-original railings and gates to the boundary wall will be replaced with glazing including a glazed entrance doorway. The glazing to the former vehicular opening will allow panels to 'drop' behind each other to form a glazed balustrade with a low planter being installed in front of this to allow views into the space. Pergola structures will provide shelter to much of the seating area with fixed and retractable elements allowing for adaptability to respond to weather conditions and operator requirements. An external bar area will be provided and used when the outdoor seating area is in operation. The works to the rear seating area ensure that the existing route to the residential accommodation on the upper floors of the building is maintained. The seating area will have a level finish to allow easy access through the space, something which is not currently possible.
- 4.6 The existing coach house building which currently forms part of the kitchen of the premises is to be integrated into the proposal. The existing doors will be retained with the personnel door on the right-hand side clad to match the left-hand door and providing a staff access.
- 4.7 There is a self-seeded Ash tree located within the rear yard area which is in poor condition and of limited longevity. Following arboricultural advice this tree is to be removed and replaced with a Chanticleer Pear Tree which is considered a more appropriate tree for the site and wider area.
- 4.8 The waste storage arrangements for the premises utilises bins that are stored within the secure alleyway to the west of the rear outdoor seating area. This accommodates the bins for the following provision: 1 x 1100 litre general waste, 1 x 1100 cardboard/pulpable waste, 2 x 360 litre food waste, and 3 x 240 litre glass/cans. The operator considers this sufficient to meet anticipated demands based on their experience and the nature of the use. Bins are serviced via the gates on Barlow Moor Road by a private waste contractor. These

arrangements are to remain as existing. A Waste Management Strategy Pro-forma has been submitted as part of the planning application.

- 4.9 There are no changes to mechanical plant or kitchen extraction equipment etc. as part of the proposals.
- 4.10 No changes to operation hours are proposed as part of this application and these are understood to be controlled by licencing requirements rather than planning conditions.

Management of Outside Seating Area and Smoking Strategy

Management of Outdoor Seating Area

- 4.11 The subject front and rear seating areas are to be retained for the new operator. They will only be used for the consumption of food and drink purchased at the premises. Staff will use trays to serve food and drink. Only customers with a table will be served. Empty plates and glasses will be cleared away immediately. Customers will not be permitted to consume food or drink on the adjacent footway and this will be strictly controlled by staff.
- 4.12 The seating areas will be used during opening hours. If weather conditions permit the retractable elements will be opened. The tables and chairs from the southern front outdoor seating area will be securely stored within the premises outside of operating hours.
- 4.13 The venue's management will ensure sufficient staffing levels to regularly clear the seating areas, ensuring tables are properly wiped down, any spillages are cleaned up and any waste or litter/debris is cleared away immediately. The areas will be thoroughly cleaned after close and any waste or litter will be placed in bins located inside the venue before the area is inspected and signed-off by management. If needed, the area will be regularly jet washed to remove chewing gum or stains. Any jet washing will take place during the daytime. Any waste or litter that has gone astray from customers will be regularly cleared from the surrounding streets by staff.

- 4.14 Signage inside and outside the venue will ask customers using the seating area to keep noise to a minimum. Customers using the area will be actively encouraged by staff to keep noise to an appropriate level and will be monitored to ensure that noise is kept to a reasonable level. Customers who disregard requests to keep the noise down will be asked to leave. There will be no amplified music played within the seating areas. The seating areas will be covered by a CCTV system and fully monitored by staff. Recorded images will be retained for at least 28 days and will be available to the police upon request. Lighting from the premises will ensure the effectiveness of the CCTV system.

Smoking Strategy

- 4.15 The southern front outdoor seating area will be available for smokers. Ashtrays will be provided on tables and signs within the seating area will ask smokers to use the ashtrays to dispose of cigarette butts. Ashtrays will be regularly emptied by staff. Any cigarette butts found on the floor will be cleared away promptly by staff. Anyone seen dropping cigarette butts will be asked by staff to pick them up and dispose of them in the bin or ashtrays. Ashtrays will be removed from the seating area and stored in a storage area inside the premises. Signs and staff will also request customers smoking outside the premises to keep noise to a minimum.

5. National and Local Planning Policy Context

5.1 Planning policy guidance of relevance to the proposed scheme, and which provides the context for its assessment, is set out within the following documents:

- The National Planning Policy Framework (NPPF); and,
- The Development Plan for Manchester.

National Planning Policy Framework (NPPF)

5.2 The NPPF sets out the Government's planning policies for England and is a material consideration in the determination of planning applications. A revised NPPF was published in July 2018 and last updated in July 2021. The document states that the purpose of the planning system is to contribute to the achievement of sustainable development. It seeks to achieve this objective by:

- Setting out that there is a need for the planning system to perform a number of roles, including an economic role, social role and environmental role. The economic objective relates to building a strong, responsive and competitive economy and ensuring that sufficient land of the right types is available in the right places. The social objective seeks to support strong, vibrant and healthy communities. The environmental objective seeks to protect and enhance the natural, built and historic environment and make effective use of land, and minimise waste and pollution (Paragraph 8).
- Requiring that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible (paragraph 47).
- Ensuring that planning decisions help create conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity (Paragraph 81).

- Ensuring that planning policies support the role that town centres play and taking a positive approach to their growth, management and adaption (Paragraph 86).
- Stating that planning decisions should aim to achieve healthy, inclusive and safe places which promote social interaction (Paragraph 99).
- Stating that the planning system should actively manage patterns of growth with significant development focussed on locations which are sustainable (Paragraph 105).
- Requiring that planning decisions promote effective use of land including giving substantial weight to the value of using suitable brownfield land within settlements for identified needs, and promoting and supporting the development of under-utilised land and buildings (Paragraph 120).
- Requiring that planning decisions should ensure that developments: will function well and add to the overall quality of the area, not just for the short-term but over the lifetime of the development; are visually attractive as a result of good architecture; are sympathetic to local character and history including the surrounding built environment; maintain a strong sense of place; and, create places that are safe, inclusive and accessible (Paragraph 130).
- Advising that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to the impacts that could arise from the development. In doing so amongst other things, they should mitigate and reduce to a minimum potential adverse impacts resulting from the noise from new development and avoid noise giving rise to significant adverse impact on health and quality of life (Paragraph 185).
- Recognising that heritage assets are an irreplaceable resource and advising that they should be conserved in a matter appropriate to their significance (Paragraph 189).

- Advising that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. (Paragraph 194).
- Stating that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (Paragraph 199).
- Advising that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use (Paragraph 201).
- Advising that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (Paragraph 203).
- Stating that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those

elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (Paragraph 206).

- Advising that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole (Paragraph 207).

The Development Plan for Manchester

5.3 The Development Plan for Manchester comprises the following documents:

- The Core Strategy Development Plan Document (July 2012);
- Saved policies of the Unitary Development Plan for Manchester (July 1995);
- Interactive Proposals Map;
- The Guide to Development in Manchester Supplementary Planning Document and Guidance (April 2007); and
- Design for Access 2 (2003).

The Core Strategy Development Plan Document (July 2012)

5.4 The Core Strategy, adopted in July 2012, is the key development plan document against which proposals should be judged. Core Strategy objectives and policies of particular relevance to the proposed scheme include:

- Policy SP 1 'Spatial Principles' which states that the Regional Centre will be the focus for economic and leisure activity; and, that development should enhance/protect the built/natural environment, reuse previously developed land wherever possible and improve access to jobs.

- Policy EC 1 'Employment and Economic Growth in Manchester' aims to improve access to jobs and continue the social, economic and environmental regeneration of the City, whilst seeking efficient use of buildings and minimising detrimental impacts on adjacent uses.
- Policy C 1 'Centre Hierarchy' states that development of town centre uses will be prioritised in centres, taking account of the different roles of the City Centre.
- Policy C 2 'District Centres' states that development will support thriving district centres, with distinct local character, providing a good range of accessible key services, including retail, health facilities, public services, leisure activities and financial and legal services. It goes on to advise that development in District Centres should prioritise delivery of key 'visitor' services, including retail, public and commercial services and food and drink; that development should make a positive contribution to the vitality and viability of centre; and subject to impact on overall character and local amenity support development which extends the time during which the District Centres are active. Development which provides opportunities for local people will also be supported.
- Policy C 6 'South Manchester District Centres - Chorlton, Didsbury, Fallowfield, Levenshulme and Withington' advises that beyond Chorlton moderate expansion of retailing and other services will be supported, appropriate in scale to the role and function of the centre. In Didsbury, redevelopment opportunities for new development within and on the edge of the centre will be supported, provided they will enhance the range and quality of retail and dining and complement the overall character of the centre. The written justification of the policy goes on to recognise that Didsbury is a strong centre with a focus on leisure orientated shopping and restaurants and bars associated with the evening economy.
- Policy C 10 'Leisure and the Evening Economy' supports evening and night time economy uses which contribute to the city's vitality and the creation of a safe, inclusive evening economy and which do not have a detrimental impact on residential amenity in terms of noise, traffic and disturbance.

- Policy T 2 'Accessible area of opportunity and need' seeks to ensure that new development is accessible by walking/cycling/public transport.
- Policy EN 1 'Design Principles and Strategic Character Areas' states that development in Manchester must follow the seven principles of urban design and should have regard to the strategic character area in which the development is located. With regards to development in the City Centre developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.
- Policy EN 3 'Heritage' sets out that new developments must be designed so as to support the Council in preserving/enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance including conservation areas.
- Policy EN 19 'Waste' states that developers will be required to submit a waste management plan to demonstrate how the waste management needs of the end user will be met.
- Policy DM 1 'Development Management' sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; effects on amenity; accessibility; community safety and crime prevention; and refuse storage and collection.

Saved Policies of the Unitary Development Plan for Manchester (July 1995)

5.5 The Unitary Development Plan (UDP) was superseded by the Core Strategy. However, a number of UDP policies have been 'saved'. Extant policies contained within the UDP which are relevant to the proposed scheme include:

- Policy DC10 'Food and Drink Uses' seeks to ensure that food and drink uses protect the amenity of nearby residents; have safe and convenient arrangements for servicing; ease of access for all; and provide for adequate storage and collection of refuse and litter.

- Policy DC18.1 'Conservation Areas' seeks to protect, preserve and enhance the character of the city's conservation areas.
- Policy DC19.1 'Listed Buildings' advises that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.
- Policy DC22.1 'Footpath Protection' which seeks to ensure that local pedestrian movements are not unacceptably inconvenienced by new development.
- Policy DC26 'Development and Noise' aims to minimise the adverse impact of noise on noise-sensitive developments.

Interactive Proposals Map

- 5.6 The Interactive Proposals Map shows both Core Strategy and Saved UDP Policies which apply in Manchester. This shows that the site is located within Didsbury District Centre, South Manchester, and the Blackburn Park Conservation Area.

Guide to Development in Manchester Supplementary Planning Document (2007)

- 5.7 This document aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development that everyone wants to see in Manchester. The sections of the guide that have been considered in the development of the proposed scheme include:
- Section 1 'Creating a Sense of Place' aims to encourage the creation of places which are welcoming, inclusive, neighbourly, interesting and attractive.
 - Section 2 'Design' provides guidance under 7 key principles recognised as being urban design characteristics which together create successful places.

- Section 3 'Accessibility' sets out design principles that will help to achieve accessible development and makes reference to the guidance document 'Design for Access 2' which provides detailed information on design standards.
- Section 4 'Environmental Standards' considers energy efficiency, the use of renewable energy and water and waste management.
- Section 8 'Community Safety and Crime Prevention' promotes a safer environment.

Other Relevant Guidance

Design for Access 2 (2003)

- 5.8 This document sets out the Council's best practice guidance on inclusive design standards. Design for Access 2 has been produced as a manual for architects, planners, engineers, landscape architects and other designers and sets out the City's aspirations for inclusive development.

Our People, Our Place – The Greater Manchester Strategy 2018 - 2020

- 5.9 The strategy aims to broaden the range of investment and activity in town centres including ensuring that they have the highest quality environment and amenities to offer a good quality of life to all and support efforts to repurpose and reinvigorate them as locations for work, leisure and housing.
- 5.10 For the reasons given in Section 6 below it is considered that the proposal is wholly consistent with the above planning policy guidance.

6. Planning and Heritage Appraisal

6.1 Having regard to the planning policy guidance detailed in section 5, the key material considerations against which the proposed scheme should be considered include:

- Principle of Development
- Heritage and Design Considerations
- Sustainable Development: Economic, Social and Environmental Benefits
- Access for Disabled People and Compliance with Design for Access 2
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Principle of Development

6.2 The application site is in a central location in Didsbury District Centre. Core Strategy Policy C 2 states that development will support thriving district centres, with distinct local character. It advises that key 'visitor' services, including food and drink uses will be prioritised and development should make a positive contribution to the vitality and viability of centre. Core Strategy Policy C 6 advises that the expansion of services in Didsbury will be supported where appropriate in scale to the centre's role and where they complement the overall character. The written justification of the policy recognises that Didsbury is a strong centre with a focus on leisure orientated shopping, and restaurants and bars associated with the evening economy. Core Strategy Policy C 10 confirms that new development and 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. Core Strategy Policy SP 1 advises that outside the regional centre the emphasis is on the creation of neighbourhoods of choice.

- 6.3 The proposed scheme involves improvements to existing outdoors seating areas at the front and rear of the premises, with a small additional outdoor seating area being created to the south of the main entrance. The existing seating areas represent an established lawful use, whilst the additional small seating area (4 tables and 12 chairs) will further contribute to the activity and vitality that the seating areas offer to the streetscene and Didsbury District Centre more widely, during the daytime and into the evening. Outdoor seating areas are an established and positive feature of the District Centre and the high quality design of the proposals ensures that they are positive additions.
- 6.4 The seating areas are contained to land within the demise of the applicant and do not encroach onto the public highway. As such there is no obstruction to the footway which accords with Saved UDP Policy DC22.1. The seating areas will be managed in accordance with the measures detailed at Section 4 of this statement which will ensure that they are responsibly run and maintained.
- 6.5 The proposed scheme represents the enhancement of the existing outdoor seating areas both in terms of their appearance and function. The pergolas will provide shelter to the seating areas from poor weather and thus increase their usability throughout the year. The pergolas will have openable roof elements and side panels which can 'drop' down to provide flexibility, changing from more enclosed to open structures. By allowing greater use of the seating areas this will enable them to contribute more to the activity and vitality of the area and the positive impacts that this brings to the District Centre. The increased usability of the seating areas will also provide economic benefits and contribute its competitiveness and the offer available to visitors. It is notable that numerous businesses have failed at this site over the years and increasing the capacity through the enhancement of the seating areas increases the likelihood of the proposed operation ultimately being a successful addition to the District Centre.
- 6.6 With the implications of the covid pandemic remaining uncertain in the medium to long term, the re-use and enhancement of the external seating areas are likely to provide opportunities for vibrancy, employment, leisure and economic activity, that internal spaces may not be able to provide alone.

- 6.7 The pergola to the front of the building will emphasise and 'frame' the decorative entrance detailing and allow views through to this element. It will also provide a functional requirement in terms of providing shelter from poor weather at the entrance/exit, whilst it will also act as an acoustic lobby mitigating noise outbreak from the premises further. Design and heritage matters associated with the proposed scheme are considered further under the heading below.
- 6.8 In summary the principle of improved outdoor seating areas in this location is consistent with the provisions of the NPPF and policies SP 1, C 2 and C 6 and C 10 of the Core Strategy.

Heritage and Design Considerations

- 6.9 The application site is located within the Blackburn Park Conservation Area, whilst the subject building is regarded as a non-designated heritage asset. In addition, there are a number of listed buildings / structures located within the vicinity of the site. The potential relationship of the application proposal is considered in terms of these heritage designations below:

Relationship with the Building and its Setting

- 6.10 Before considering any impact of the proposal on the subject building it is first necessary to understand its heritage significance. Referring to historic plans of the site (provided at Appendix 1), the building first clearly appears on the 1891 historic plan and is seen on the junction of Wilmslow Road and Barlow Moor Road providing frontage to both streets. Two outbuildings can be seen to the west of the main building in an 'L-shaped' arrangement which appears to outline the current rear yard area that is present today. The northern outbuilding is likely the current coach house building present today, whilst the other western building is no longer present, but was possibly also a coach house, stables or similar type of service building. An undated postcard from around this time identifies this as two storey brick building with pitched roof, with large gatepost also present to the entrance to the yard area. A large sign above the parapet of the Barlow Moor Road elevation of the main building identifies the 'Wellington Hotel'. Adjacent to the site to the east is an undeveloped parcel of land and beyond this the Church of Emmanuel.

- 6.11 The 1893 plan shows the site in more detail. From this plan the coach house building is seen as three blocks with the central one projecting slightly forward into the yard area than the two either side and this reflects the current arrangement that exists today. The western outbuilding is also present at this time. The boundary wall defining the rear yard area can be seen with two gateposts aligning with the centre of the coach house building. The main building is identified as the 'Wellington Hotel' at this time and a wide footway to the Wilmslow Road frontage can be observed.
- 6.12 The 1911 plan shows the adjacent previously undeveloped area now developed, with a relatively shallow building set at the back of Barlow Moor Road. By 1915-16 a significant change to the road layout of the area has taken place, with a new route linking Barlow Moor Road and Wilmslow Road passing along the rear of the application site, and those buildings noted above cleared. This route almost certainly tied in with the construction of Didsbury Library (Grade II listed) which was designed by Henry Price in an ecclesiastical style and erected in 1915. This new route effectively gave the subject property, and those directly adjacent to the north, an 'island' setting and they would have appeared very prominent at the junction of Wilmslow Road and Barlow Moor Road / School Lane in the centre of Didsbury village. The 1915-16 plan shows that the western outbuilding has been demolished by this time.
- 6.13 The route along the rear of the subject building appears to have been narrowed by 1934 likely acting as a pedestrian route only with landscaping and tree planting provided within the area. The coach house type building is again shown as three elements as per earlier plans. A small building is present in the south west corner of the yard area by this time. A similar arrangement is present in 1956 with public toilets having been constructed adjacent to the west of the site within the landscaped area which front Barlow Moor Road. By 1976 an additional public toilet building has been constructed to the north of the earlier one. The small outbuilding located in the south west corner of the yard area is present in 1976 but is no longer present onsite. The 1956 and 1973 plans both show that the main building had been extended to the rear at this time, infilling part of the rear yard area. 1959 historic images show that this was a single storey brick addition which has since been removed. These historic images show the wall to the rear yard area with historic stone gateposts

present with a personnel entrance to the east. The small building located in the south west corner of the yard can be seen with an arched doorway and large light over. The function of this building is not known.

- 6.14 The property has most recently operated as a Cau restaurant but has been run as a number of different operations since it first opened as the Wellington Hotel. Other names have included the Squires, The Old Grey Horse, Cavalcade, Clock Tower and Zizzi. The existing outdoor seating area at the front of the building appears to have been provided in around 2000 based on the planning history research and comprises blockwork with glazed metal framed balustrades above. The area is now quite tired and dated and in need of improvement.
- 6.15 Based on the historic research undertaken it is considered that the main building and the coach house building has medium heritage value which is associated with its overall appearance, and which has undergone limited change since its construction in the late 19th Century. The building also has communal value as a publicly accessible building located on a key junction in Didsbury Village. The rear yard area however has clearly undergone a greater degree of change and the heritage value is low with greater capacity for change and enhancement. Similarly the existing seating area at the front of the property presents scope for further improvement which can enhance the setting of the building.
- 6.16 The proposed scheme involves relatively few direct changes to the building. Changes include relocating the entrance to the front external seating area which will be moved to the bay adjacent to the main entrance, with the former door opening then being reinstated as a window to match existing. This change will allow for reinstatement of the arrangement of the three arched headed windows to the projecting bay window, whilst moving the doorway to a more visually recessive location is also considered to be positive. Fabric removed during the opening up of the windows to form the doorway, including the existing cill, will be utilised to infill the existing doorway opening which is to change to a window. A new sash window and a glazed timber panelled door are to be installed.
- 6.17 The existing retractable canopy, signage, menu boards, heating and lighting situated on the building will be removed with any holes within masonry/mortar being filled on a like-for-like

basis. A future application for advertisement consent will be progressed separately. The ground floor of the building is currently painted a blue/grey colour. This is proposed to be repainted in a cream colour.

- 6.18 The pergola structure has been designed and specified as a high quality, contemporary, light-weight addition to the building and product specifications have been submitted as part of the application. The structure will have minimal framing with large glazed elements to the front and sides allowing views through to the building. When weather conditions permit the glazed roof will be able to retract and the side panels 'drop' down to provide a more open structure. The proportions of the pergola structure will reflect the main building, whilst its height will follow the line of the projecting main entrance and also sit above the arched brick headers of windows on the front elevation.
- 6.19 The pergola will be enclosed with black galvanised planters which will be planted with evergreen plants. This will be a visual upgrade compared to the existing blockwork and balustrades. The smaller seating area to the south of the main entrance will be enclosed with black fabric barriers and will not be visually prominent.
- 6.20 As part of the proposals to improve the function and appearance of the rear yard area the existing personnel entrance from Barlow Moor Road is repositioned, and existing openings with non-historic railings will have glazing installed. The existing gates to the former vehicular entrance to the yard area, which are not historic, are also proposed to be removed with a black galvanised planter with glazing above being installed which will maintain views through to the rear yard area and to the coach house building. Glazing will be installed above part of the boundary wall which will to a degree reflect the higher level of this part of the wall that can be seen from the 1959 historic photographs. The pergola / structure within the rear yard area will have fixed and retractable elements and the overall design and character of the area reflect the outdoor setting of the yard area.
- 6.21 Overall the proposed works are of a high quality design and are judged to have a neutral impact on existing fabric of the building with a number of positive elements involved such as the removal of paraphernalia from the building's elevations and cleaning of paintwork from around the main entrance. The proposals also represent enhancements to the setting of the building by significantly improving both the front and rear outside seating areas and

the appearance of the building from Wilmslow Road and Barlow Moor Road. In overview the proposals are judged to have a positive impact on the heritage significance of the property itself as such requirements of paragraph 203 of the NPPF are met.

Relationship with Blackburn Park Conservation Area

- 6.22 The subject property is located within the Blackburn Park Conservation Area which was designated by the Council in December 1979 and comprises the area bounded by Barlow Moor Road, Palatine Road, Lapwing Lane and Wilmslow Road. The site is situated in the south east corner of the conservation area in what could be regarded as a gateway into it. The conservation area is mainly residential in character with large family houses with spacious grounds, arranged along tree-lined roads, dating from the mid-late 19th Century and the early 20th Century. Dominant building materials include light red or buff brick walls and in some instances brick or stone dressings. Roofs are generally pitched, sometimes steep, of slate or red tile.
- 6.23 The part of the conservation area where the subject property is located is more commercial in character which reflects its central position within Didsbury village. There are a number of listed buildings / structures nearby including 694 Wilmslow Road, Didsbury Public Library, Church of Emmanuel, Emmanuel Vicarage and Didsbury Wall Memorial. 700 Wilmslow Road dates from the period when the main development within the Blackburn Park Conservation Area took place and it represents many of the typical characteristic features found including red brick elevations, brick and stone dressings, slate roof, tall chimneys, and vertically proportioned sash windows. The main building as well as the coach house building are positive contributors to the character and appearance of the conservation area. The rear yard area also contributes to a limited degree to the conservation area although as explained this has undergone a high degree of change which diminishes its value, whilst its current condition is quite poor.
- 6.24 As discussed earlier in this statement the proposed works will have a positive impact on the subject building and its setting and therefore also enhance the character and appearance of the conservation area. The replacement of the existing self-seeded Ash tree which is in

poor condition and of limited longevity with a more appropriate tree species will be beneficial to the conservation area. Overall it is concluded that the proposal will enhance the significance of the Blackburn Park Conservation Area in accordance with paragraph 197 and 206 of the NPPF, and will not have a harmful impact.

Relationship with Nearby Listed Buildings / Structures

6.25 700 Wilmslow Road is located in proximity to a number of listed buildings and structures, which are identified by figure 8 below and include:

- A. 694 Wilmslow Road (Grade II listed)
- B. Didsbury Public Library (Grade II listed)
- C. Church of Emmanuel (Grade II listed)
- D. Emmanuel Vicarage (Grade II listed)
- E. Didsbury War Memorial (Grade II listed)
- F. Rhodes Memorial Clock Tower (Grade II listed)



Figure 8: Plan identifying listed buildings / structures in proximity identified by blue triangles, in proximity of the site (outlined red).

- 6.26 In accordance with paragraph 194 of the NPPF it is necessary to consider the potential impact of the proposal upon the setting of these designated heritage assets. Annex 2 of the NPPF defines the setting of a heritage asset as 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'. When considering impact on setting visual factors are a key consideration.
- 6.27 With regards to the rear seating area proposals these will have very limited visual intervisibility with any listed building / structures as they are contained within the boundary walls. The installation of glazing to existing openings and the works within the seating area will enhance its appearance and it turn the environment in which the proximate listed buildings / structures are experienced.
- 6.28 With regards to the works to the front seating area these will have a degree of intervisibility with 694 Wilmslow Road, Didsbury War Memorial and Rhodes Memorial Clock Tower. When assessing any impact on these heritage assets the key views are looking north and south along Wilmslow Road (figures 9 and 10). 700 Wilmslow Road already has prominence within these views due to its location on the junction of Wilmslow Road and Barlow Moor Road / School Lane, and its size which is larger than much of the surrounding buildings which are generally two storeys. The glazed pergola to the front seating area will be visible within these key views looking north and south along Wilmslow Road however the high quality, contemporary approach of the pergola and associated works to the front seating area will enhance the seating area compared to the existing, whilst the glazed, light-weight nature of the structure will minimise its visual presence and impact on setting on nearby listed assets.
- 6.29 In addition it is notable that the War Memorial and Clock Tower have been intentionally designed to have prominence and it is not considered that this will be negatively affected by the proposal. In respect of 694 Wilmslow Road it is noted that this building was not intended to have a formal setting and was built as a cottage in the late 18th Century fronting Wilmslow Road. The building is now in commercial use as a restaurant and a large pergola has been erected at the front of the building which has changed its setting. This level of

change has had a much greater impact on the setting of the building than could be attributed to the proposed development.



Figure 9: View looking north along Wilmslow Road.



Figure 10: View looking south along Wilmslow Road.

6.30 In overview based on the above assessment it is concluded that the proposal will not have any adverse impact on the setting of identified nearby listed building / structures and

therefore complies with relevant heritage provisions of the NPPF relating to setting of heritage assets.

Summary of Heritage and Design Considerations

- 6.31 In conclusion based on the above heritage and design assessment it is concluded that the proposal accords with design and heritage provisions of the NPPF; policies EN 1, EN 3 and DM 1 of the Core Strategy; UDP policies DC18.1 and DC19.1; and, the Guide to Development in Manchester SPD.

Sustainable Development: Economic, Social and Environmental Benefits

- 6.32 The proposed scheme will achieve high sustainability credentials as a result of the economic, social and environmental benefits it will bring.

Economic

- 6.33 The proposed development will bring a number of economic benefits during the implementation of the proposals and once the improved seating areas are operational. The seating areas increase capacity of the premises and therefore require additional staffing thus creating new full-time and part-time employment. This will be provided within a range of roles including chefs, waiters, bar staff, cleaning and admin roles etc. The re-use and enhancement of these areas will mean that overall, the operation will be more resilient to the impact of any covid restrictions.

Social

- 6.34 The scheme will enhance the offer of the premises and in turn that of Didsbury District Centre. It will provide an enhanced venue for people to socialise, whilst increasing the use of the seating areas will add vitality to the surrounding area and help to minimise opportunities for anti-social behaviour by increasing passive surveillance. The works to the seating areas will

also improve access into and through them, including for disabled people (discussed in more detail later in this Statement).

Environmental

- 6.35 The proposed scheme will have environmental benefits since it involves enhancing the use of existing previously developed land located in a sustainable and accessible location.
- 6.36 The sustainability benefits of the scheme are in accordance with the provisions of the NPPF; Core Strategy policies SP 1, EC 1, C 1, C 10, T 2 and DM 1; and, the Guide to Development in Manchester SPD.

Access for Disabled People and Compliance with Design for Access 2

- 6.37 The standards set within 'Design for Access 2' (DfA2) are intended to be used on buildings/projects where Manchester City Council (MCC) are the lead or the client, or the building is owned by the Council. The application proposal does not involve the change in use of the building. The main entrance and entrance from the building to rear seating area will retain level access. It is proposed to move the existing doorway that provides direct access to the front seating area to the adjacent bay. The new doorway will continue to provide level access to the front seating area.
- 6.38 The rear seating area currently has changes in levels which limit its accessibility for disabled people / wheelchair users (refer to figures 5 and 6). The proposed scheme will remove the existing decking and provide for level access throughout the rear seating area.
- 6.39 Based on the above it is established that the proposed scheme makes improved provision for disabled access and therefore complies with Core Strategy Policy DM 1; provisions of DfA2; and, the NPPF.

Crime and Safety Issues

- 6.40 A letter has been prepared by Greater Manchester Police (GMP) Design for Security which confirms that the proposal is acceptable. The applicant is committed to ensuring that the venue is safe, secure and an attractive environment for people to visit and work in and the measures identified in the letter will be addressed. The premises will be run in a responsible manner in accordance with a comprehensive management plan and smoking strategy detailed at section 4 of this statement.

Trees

- 6.41 There is an existing Ash tree located within the rear seating area. This is in poor condition and likely to have been self-seeded. The tree is very close to the existing coach house building and has limited longevity. Furthermore its retention could have a negative impact on the operation and usability of the rear seating area. An Arboricultural Report by Murray Tree Consultancy has been submitted which advises that the existing tree should be removed and replaced with a Chanticleer Pear Tree. The replacement tree is located in a similar position to the existing tree although is repositioned to prevent future adverse impact on the coach house and ensure establishment and future health of the tree, thus ensuring long-term benefit. The relocated position will retain visibility of the tree from the streetscene outside of the site ensuring that there is a positive amenity impact and contribution to the Blackburn Park Conservation Area. On the basis of the above the approach to trees is in accordance with the relevant provisions of the NPPF and Core Strategy.

Local Amenity

- 6.42 The proposal will have a positive impact in terms of amenity by improving the visual appearance of the seating areas and increasing their use which will add to the vitality and vibrancy of Didsbury District Centre. The seating areas are already established and lawful and it is not necessary to consider matters associated with the principle of their use. The proposed pergolas which will provide shelter to the seating areas may have some positive impact in terms of reducing noise that may be associated with the seating, whilst the

pergola around the main entrance may also act as an acoustic lobby helping to mitigate noise outbreak. This is not however the main purpose of the pergolas and it is important to recognised that the nearest noise sensitive use which comprises apartments above the premises was granted planning permission in 2009 when front and rear seating areas were already operational. As is the current arrangement the hours of use of the seating areas will be controlled through the licensing process.

- 6.43 There are no changes to mechanical plant or kitchen equipment associated with the proposals which require consideration in terms of noise, vibration or odour etc.
- 6.44 Based on the above assessment compliance with policies C 10 and DM 1 of the Core Strategy, and UDP policies DC10 and DC26 is demonstrated.

Waste Management

- 6.45 A Waste Management Strategy Pro-forma has been prepared in support of the planning application. As per existing arrangements, refuse and recyclable waste will be stored within bins located in the secured alley located to the west of the site. The following provision will be accommodated:
- 1 x 1100 litre general waste
 - 1 x 1100 cardboard/pulpable waste
 - 2 x 360 litre food waste
 - 3 x 240 litre glass/cans.
- 6.46 Collections will be by a private waste contractor which will park on Barlow Moor Road during collections. It is anticipated that a different type of waste will be collected on different days of the week but with a collection of at least one type of waste each day.
- 6.47 Based on the above and the submitted Waste Management Strategy arrangements for waste management will be in accordance with policies EN 19 and DM 1 of the Core Strategy.

Construction Management

- 6.48 A Pre-construction Information document has been submitted as part of the application and details a range of measures relating to the implementation of the development and mitigation of risks / impacts during the delivery of the development. Compliance with this document can be secured by planning condition.

7. Conclusion

7.1 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.
- Creating employment opportunities during construction stage and once the improved seating areas are operational, also increasing the economic viability and resilience of the future operation should covid-related restrictions be reimposed.
- Representing a form of sustainable development and provide a series of economic, social and environmental benefits.

7.2 As has been demonstrated in this Planning and Heritage Statement the proposal accords with all relevant national and local planning policies. On this basis, Paul Butler Associates are pleased to submit this planning application on behalf of One Eight Six and look forward to working with Manchester City Council in progressing the application through to a positive determination.

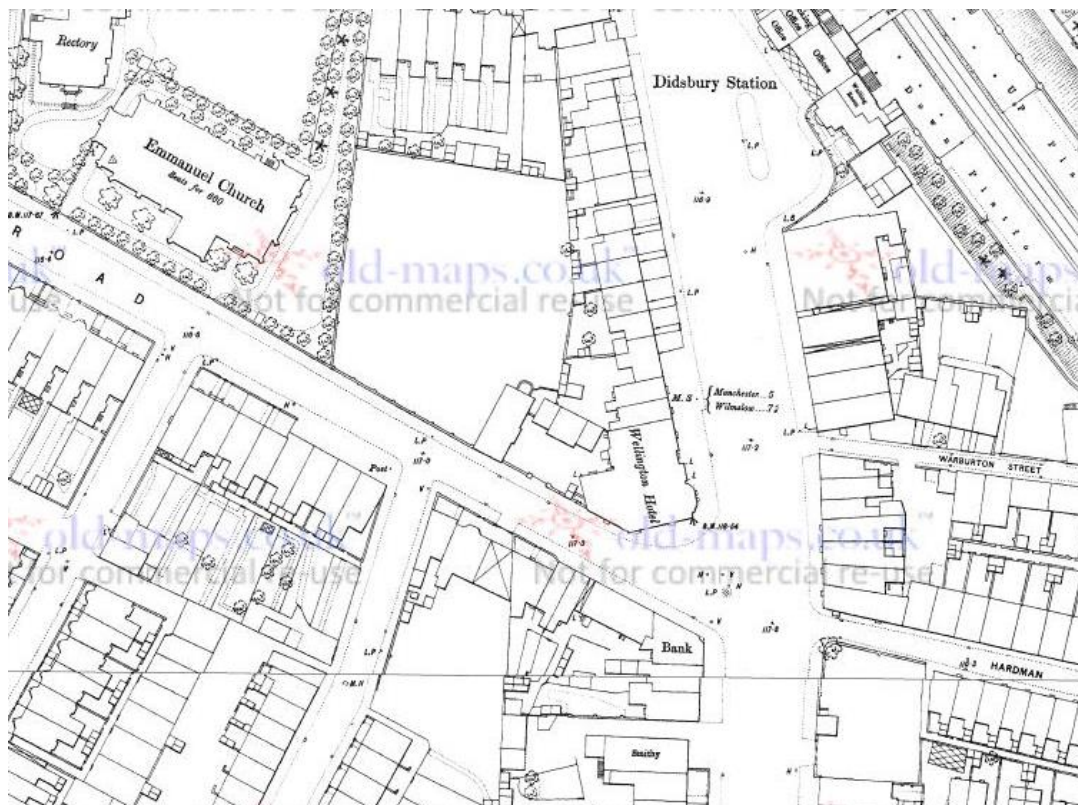
Appendix 1: Historic Maps and Photographs



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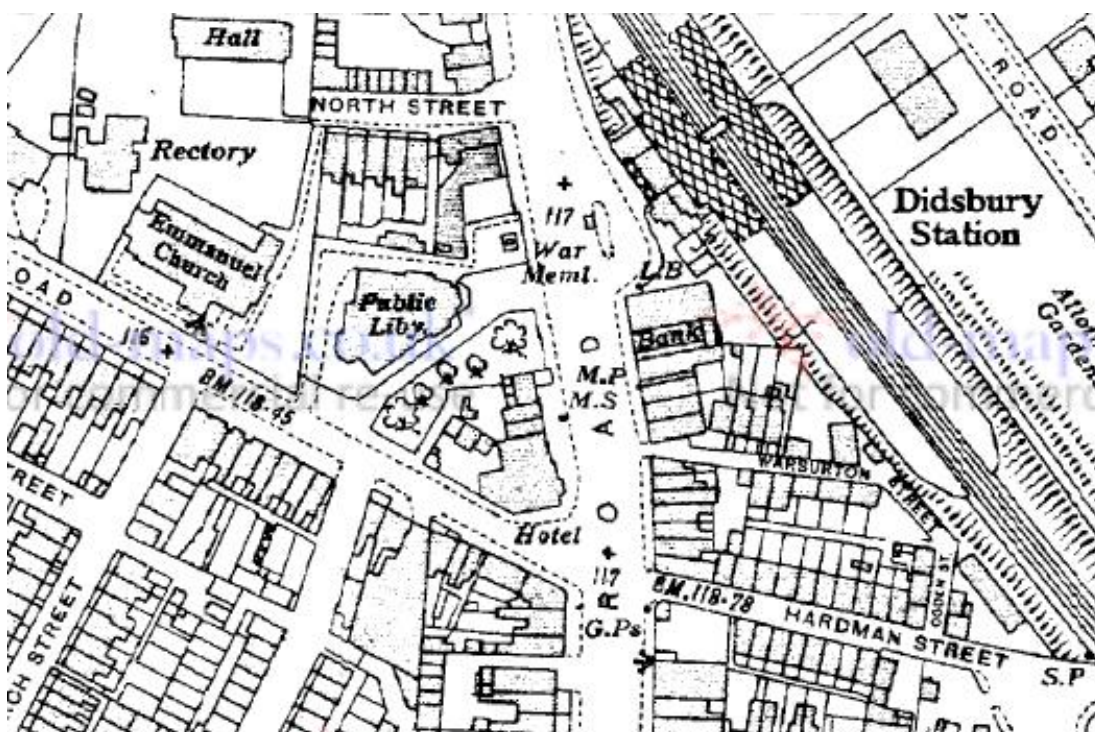
1893



1911



1915 - 1916



1934-1935



1956



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1959



1959



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