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**Proposed change of use from
a Beauty Salon (Sui Generis)
to a Café serving a selection
of beverages and cold foods
(Class E) and all associated
development works at 139
Kenyon Lane, Manchester,
Greater Manchester M40 9DJ**

Michael Breen



Site context and Development Proposal

Introduction

This Planning Statement (**the Statement**) has been prepared by Studio Charrette, a firm that specialises in infrastructure planning (**the Agent**), on behalf of Mr. Ahmed (**the Applicant**), in support of an application for planning permission (**the Application**) to Manchester City Council (**the Planning Authority**) for: Proposed change of use from a Beauty Salon (Sui Generis) to a Café serving a selection of beverages and cold foods (Class E) and all associated development works (**The Proposed Development**) at 139 Kenyon Lane, Manchester, Greater Manchester M40 9DJ (**The Site**).

Application Site:

The application site is located on at the junction of Kenyon Lane/Deanway, Manchester, M40 9DJ and comprises of a two-storey building, built from brick. Render is applied to the brick and painted white. The surrounding area is mixed up in character, comprising of a mix of housing styles and various commercial units. Directly opposite the site on Kenyon Lane there is a presence of one existing café shop. This provides the area with a strong precedent for development due to the fact, that the scale of this development, is of a similar level to the existing café unit in the area. The gross floor space of the site is 44.62 m². The site location does not lie within a conservation area and the building is not a listed structure.

As demonstrated by the supplied planning drawings and designs, the change of use will not result in any significant impact to the surrounding area due to its modest scale and design. As the proposal does not intend to include substantial cooking, no external extractor flue or further ventilation equipment is proposed.



Site Location Plan



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RTPI

Chartered Town Planner

RIBA



Royal Institute of British Architects



Figure 2: The Site

Proposal:

The applicant seeks full planning permission for the change of use from a Beauty Salon (Sui Generis) to a Café serving a selection of beverages and cold foods (Class E) and all associated development works. Due to the nature of the café only accommodating beverages and a selection of cold foods, there is no need for any external flue or ventilation equipment at this stage and as such, none of these items are proposed. Currently the site is laying vacant having previously been used as a beauty salon unit. The proposed scheme will introduce a front of house area at ground floor level. As demonstrated by the provided site elevations, no structural changes are proposed.

Planning History:

The site locations surrounding area is associated with a previous proposal for a proposed change of use under: **Ref: 097871/FO/2011/N1** - Application for Change of use of ground floor from hair salon (Use Class A1) to hot food takeaway (Use Class A5) together with elevational alterations including new shopfront, roller shutters and external flue. Status – Refused.

Following a review of this proposal, it appears that a similar scheme was contested primarily based on its operating hours which were proposed to run late into the evening. This application has had significant consideration regarding operating hours and as a result, opening hours of 08:00 to 19:00 are proposed, however, the applicant is open to adhering to any reasonable hours of operation which may be accommodated by way of conditionally grant in approval. In addition to hours of operating



being a point of contention, the previous proposal also involved various alterations including a new shopfront, roller shutters and external flue. The new scheme omits these components and merely seeks an appropriate change in use.



Figure 3: Existing and Proposed Site elevations

Assessment

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

- **National Planning Policy Framework**
- **National Planning Practice Guidance**
- **Manchester Core Strategy 2012 - 2027**

National Planning Policy Framework (NPPF)

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be



pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- i) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure;
- ii) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- ii) **an environmental objective** – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

E: The proposed development will provide significant social benefit to the surrounding local area by acting as it will change a currently vacant building into community hub for social engagement. While the social benefits of the proposal are not to be overlooked, the proposal will promote local economic objectives by encouraging local spending and offering local, employment opportunities.

Section 12 of the NPFF relates to achieving Well-designed Places which states that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”

E: As highlighted from the supplied elevations and proposed plans, the proposal will not have any significant impact on streetscape character or surrounding amenity as no structural changes or further alterations are proposed.

Paragraph 11 of the NPPF describes the presumption in favor of sustainable development. Paragraph 11 specifically states that for decision-making this means (amongst other things):

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- approving development proposals that accord with an up-to-date development plan without delay; or:
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

E: We kindly request that the development is examined within a suitable timeframe in line with paragraph 11 of the NPFF.

Manchester Core Strategy 2012 - 2027

The Manchester Core Strategy (2012 to 2027) is the key local Development Plan document.

Policy SP1 identifies Manchester City Centre as the Regional Centre that will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high-quality city living. Policy SP1 sets out the Core Development Principles for development in all parts of the City. It identifies that development should: -

“Make a positive contribution to neighbourhoods of choice including: -

- creating well designed places that enhance or create character.
- making 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.
- protect and enhance the built and natural environment.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.’

E: The proposed development is fully compliant with SP1 as it will promote the social well being of the areas surrounding residents by acting as a community hub, while providing considerable economic advantages to the local area.



Policies EC3 'The Regional Centre', CC 1 'Primary Economic Development Focus: City Centre and Fringe' and Policy EC8 'Central Manchester' reinforce Policy SP1 by identifying that all forms of commercial development in the Regional Centre will be supported.

Policy CC 7 'Mixed Use Development' identifies 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. A range of uses should be considered for all sites. Active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a development which will create such an environment.

E: The surrounding area is already mixed-use in character, with the presence of one café already existing within the area. This provides the proposal with a strong precedent for development. The building has been laying vacant for a number of years now and this new scheme will provide appropriate benefits to residents of the local area.

Policy C1 'Centre Hierarchy' looks to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.

Policy C10 'Leisure and the Evening Economy' is the key planning policy to the proposed wine bar use. This clarifies 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/nighttime economy will be permitted, subject to the following considerations:

1. Cumulative impact – in areas where there is already a concentration of bars (A4), hot food takeaways (A5) and other night-time uses which are detrimental to the character or vitality and viability of the centre, there will be a presumption against further facilities.
2. Residential amenity – the proposed use should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance.
3. Balance - new uses in Manchester centres should support both the day-time and evening/night-time economies whilst not undermining the role of the primary shopping area.

E: The proposed development will not result in any adverse impact to the local area as the proposed operating hours are modest (08:00 – 19:00) and additionally, no extension works, or further alterations are proposed.

Environmental Considerations

The site location of the proposed development is not associated with any sensitive landscape designation, nor is it restricted by any land use zoning. Additionally, the proposed development will not cause any adverse impact to any historical monuments or listed structures.



Conclusion

Following a review of the proposals applicable policy and material considerations it is of our professional viewing that the development is in strict compliance with all applicable policies as previously illustrated. The development will bring significant benefits to the local area while resulting in minimal to no impact on residential amenity or streetscape character. The context of the site location is already mixed-use by character and the existing property has been laying vacant for several years, promoting no community benefit or economic value to the local area. As previously outlined the surrounding area already features the presence of one local café which provides a strong precedent for development that the proposal is well situated. Waste management arrangements have already been informally arranged in preparation of a successful application. We see no reason for the council to without our request for planning approval and kindly request for a timely decision to be made in line with applicable guidance of the NPFF.

Should any further information be requested to assist in the council's decision of the proposed scheme, please do not hesitate to contact me directly and I will be more than happy to accommodate this.

Kind regards,

Michael Breen MPlan

Planning Consultant