

01 July 2021

Delivered by via Planning Portal

David Lawless
Manchester City Council
Town Hall
PO Box 488
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Dear Mr Lawless

**APPLICATIONS FOR FULL PLANNING PERMISSION, LISTED BUILDING CONSENT AND ADVERTISEMENT CONSENT –
THE RED LION, WITHINGTON, MANCHESTER M20 4BT**

On behalf of our client, JW Lees and Co (Brewers) Ltd ('the applicant'), I am pleased to submit applications for the refurbishment of The Red Lion pub in Withington, Manchester ('the site'). The applications are as follows:

- An application for full planning permission and listed building consent for external and internal alterations, and the display of signage (ref. **PP-09955259**).

The description of development is:

"An application for full planning permission and listed building consent for a comprehensive scheme of external and internal refurbishments works and the display of advertisement at the Red Lion, Withington"

- An application for advertisement consent (ref. **PP-09955795**).

This covering letter provides a comprehensive overview of the proposed development and is provided to inform your determination of the applications.

The applications have been submitted via the Planning Portal and comprise the following documents:

- **Full Planning Application and Listed Building Consent (ref. PP-09955259)**
 - Completed Application Forms
 - This Covering Letter, prepared by Turley
 - Detailed Architectural Drawings, prepared by Fusion By Design
 - Design and Access Statement (Ref: 2021 FUS4007-001B)
 - Existing Site Plan & Location Plan (Drawing No. 4007-PL01, April 2021)
 - Existing Ground Floor Plan (Drawing No. 4007-PL02, April 2021)
 - Proposed Site Plan & Photographs (Drawing No. 4007-PL03, Revision C, June 2021)

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- Proposed Ground Floor Plan (Drawing No. 4007-PL04, Revision D, June 2021)
- Existing & Proposed External Elevations (Drawing No. 4007-PL05, Revision C, June 2021)
- Proposed Ground Floor Plan – Demolitions (Drawing No. 4007-PL06, April 2021)
- Heritage Statement, prepared by Turley Heritage (ref. JWLM3016 Red Lion Heritage Statement)
- Noise Impact Technical Note, prepared by Miller Goodall (ref. 102578)
- Preliminary Ecological Assessment (PEA), prepared by The Environment Partnership (ref. 8855.002)
- **Advertisement Consent (ref. PP-09955795)**
 - Completed application forms
 - This Covering Letter, prepared by Turley
 - Site Location Plan (ref. 4007-PL01, April 2021), prepared by Fusion By Design
 - Advertisement Details (ref. 20200110 Advertisement Details, July 2021), prepared by Parkinson Signs

Background

The Red Lion currently operates as a food and drink establishment serving the community of Withington. It comprises internal seating areas over a number of different rooms for dining, a bar area and beer garden to the rear of the pub and a limited number of external seating areas to the front of the pub along Wilmslow Road.

The Applicant has recently acquired the site from Marstons PLC. In its current form the Red Lion is in a state of poor state of repair, having lacked the maintenance and necessary investment required for the upkeep of a high-quality establishment.

It is in this context that JW Lees seek to undertake a comprehensive scheme of refurbishment to the pub to ensure it can operate viably in the future and meet consumers' needs in an evolving market. The internal and external works have been designed to significantly enhance the appearance of the site, and to provide a high-quality environment for both the community and visitors.

Site and Surrounding

The Red Lion is located along Wilmslow Road within Withington to the south of Manchester City Centre (**Figure 1**) and is c. 0.23ha in size. The primary building within the Site is the Grade II listed Red Lion. The building is of two storeys, with adjoining single storey extensions to the south and a conservatory to the rear (west). The pub is currently in a state of poor condition and does not operate to its highest potential.

There are 27 car parking spaces including 2 disabled bays and 5 cycle parking spaces. Vehicular access is via Tatton Grove, and the main entrance into the pub is along Wilmslow Road.

The site is situated within the Withington Conservation Area.

The site is surrounded by predominately residential homes and apartments on its northern boundary along Marriott Street, on its southern boundary along Tatton Grove, and on its western boundary along Palatine Road. Cafés and small retail units are located opposite the site on its eastern boundary along Wilmslow Road. A bowling club once operated adjacent to the Red Lion, but due to low membership numbers closed in 2015.

Figure 1: Site Location



There are a number of other listed buildings and monuments surrounding the site including:

- Milestone adjacent to Withington Fire Station (Grade II) c. 50m
- Church of St Paul (Grade II) c. 150m
- Two Pairs Of Stone Piers To Forecourt Of Number 496 (Withington Ale House) (Grade II) c. 400m
- Former White Lion Public House (Grade II) c. 400m
- Pair Of Stone Piers To Forecourt Of Number 494 Cine City (Grade II) c. 400m

According to the Environment Agency flood maps the site is located within Flood Zone 1 and is at a low risk of flooding from river, sea and surface water flooding. There are a number of trees and hedgerows on site. The site is not within an area designated for the protection of biodiversity or landscape.

From a review of Manchester City Council's Planning Public Access system, the Red Lion has been subject to various planning and listed building applications. Most recently, listed building consent was refused for a suite of internal refurbishment and external works comprising enhancement, repairs and decorations¹. In 2018 a planning application for the change of use of the Bowling Green to a beer garden was submitted to Manchester City Council (MCC)², this was later withdrawn following discussion between the applicant and MCC.

¹ LPA Ref: 125022/LO/2019. The application was refused as the applicant failed to describe the significance of any heritage assets affected in enough detail for MCC to understand the potential impact of the proposal on their significance.

² LPA Ref: 121420/FO/2018

The site is situated within the Wilmslow Road area the Withington Village Strategy Regeneration Framework ('SRF') Area adjacent to its southern boundary, and is identified as an important local landmark.

Proposed Development

Details of the comprehensive suite of refurbishment works proposed for the site are detailed within supporting design and access statement and drawings prepared by Fusion by Design. This information forms part of the suite of documents submitted as part of the full planning, listed building consent and advertisement consent applications.

A summary of the works proposed is also set out below:

Exterior

- Demolition and replacement of existing late-20th century rear conservatory structure with single storey, pitched roof extension with bi-fold doors, new roof slates and render finish to match existing building finishes (with an increase in floor area of 3 sq.m)
- Replacement rear entrance porch structure (on southern elevation), with gable end roof to match new extension
- Removal of (modern) timber outside smoking shelter
- Construction of part-covered timber pergola structure within the rear beer garden
- Construction of new covered pergola structure within rear beer garden to form external seating area.
- Creation of new customer access from front carpark to rear external beer garden. Entrance to have new metal gates and feature arch and replacement low brick dwarf guard wall.
- Localised render repair. Repainting of building render with Dulux Heritage Candle Cream paint. Repainting of windows, doors, fascias and soffits with Dulux Heritage Slate Green paint.
- New like-for-like timber window boxes
- Provision of external lighting to the building frontage & end gables consisting of 10no. replacement high level black led floodlights, 9no. new lower level wall lights, 1no. new brass lantern & 1no. existing feature lantern over main entrance to be retained & refurbished
- Reconfiguration of car parking area following removal of existing store to form an additional car parking space (replacing the car parking space lost through the creation of the new customer access)

Interior

- Removal of modern carvery and pizza oven. Widening of opening between this area and adjacent bar area. Insertion of new fixed seating.
- Alterations to ladies and gentlemen's customer toilets through removal of (modern) timber raised floor and adjustment of interior to create a single ladies toilets with new sanitary ware, interior walls, doors, lighting flooring and decoration
- Removal of (modern) timber raised floor within bar dining area, and addition of new seating and screens
- Removal of main bar counter glass wash area. Creation of new glass wash area with screen enclosure

- Recladding of bar counter fronts and replacement of bar backfittings
- Removal and replacement of fixed seating in bar and lounge areas
- Alteration to seating in front lounge bar, including reduction in back height of fixed seating and re-upholstery.
- Re-upholstery of fixed seating in front bar area
- Replacement floor finishes and light fittings to all bar areas and customer toilets
- Redecoration to all bar areas and customer toilets

Advertisement

As part of the works proposed, the applicant seeks to replace the sites existing signage with features consistent with the JW Leeds brand. The design, scale, appearance and location of signage proposed is similar to the signage currently in-situ. **Table 1** below outlines the proposed changes to the approved signage as well as new minor signage. Full details can be found in document ref. 20200110 Advertisement Details.

Table 1: Schedule of Signage

Feature/Location	Status	Signage	Specification
Raised lettering to north gable	Replacement	'J.W.LEES RED LION PUB AND KITCHEN'	1025mm x 1600mm
Raised lettering to east gable	Replacement	'J.W.LEES RED LION PUB AND KITCHEN'	2600mm x 1670mm
Raised lettering to south gable	Replacement	'J.W.LEES RED LION PUB AND KITCHEN'	2100mm x 1350mm
Pictorial Post	Replacement	'RED LION PUB AND KITCHEN' Graphic shown within document ref. 20200110 Advertisement Details, June 2021	915mm x 1220mm Double sided sign (x1)
	New	'TRADITIONAL CASK ALES GOOD FOOD LIVE SPORTS CAR PARKING'	915mm x 1220mm Amenity board (x2)
Welcome Sign	Replacement	'RED LION PUB AND KITCHEN'	1500 x 750 mm Double sided Trough lighting (2185 lumens per metre)
Display Box	Replacement	-	1189mm x 841mm (x2) Double sided
Disclaimer Sign	New	'PARKING FOR RED LION PATRONS ONLY VEHICLES & THEIR CONTENTS ARE LEFT AT THE OWNERS' RISK'	620mm x 450mm (x2)
A3 Brass Menu Box	New	-	297mm x 420mm

Brass Plaque	New	'J.W.LEES'	180mm x 124mm
Planter Boxes	New	'ALL SPORTS SHOWN HERE' & 'BOWLING GREEN & BEER GARDEN TO REAR'	600mm x 600mm x 600mm (x2)

Planning Policy Context

As required by Section 38(6) of the Planning and Compulsory Purchase Act (2004), the following section appraises the proposed development in the context of relevant planning policy and guidance.

Manchester City Council's ("MCC") Development Plan comprises the adopted Manchester Core Strategy ('CS') (2012), the 'saved policies of the Manchester Unitary Development Plan (1995), Greater Manchester Joint Waste Plan and Greater Manchester Joint Minerals Plan.

In accordance with the provisions of Regulation 3 of the Town and Country Planning (Control of Advertisement) Regulations 2007 ('the Regulations'), the advertisement application should be assessed by having regard to the interests of amenity and public safety, taking into account provisions of the Development Plan, in so far as they are material and any other material factor.

A summary of the policies relevant to the determination of these aforementioned applications is provided below.

Policy C 9³ identifies that development that improves the environment of an existing out-of-centre facility or its relationship with surrounding uses will be supported, providing that it also meets the other criteria in this policy.

Policy C 10⁴ identifies 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. Proposal should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance.

Policy EN 1⁵ requires that all development proposals in the City should maximise opportunities for good design to enhance the overall image of the City ensuring the highest standard of appearance and function are incorporated into development proposals.

Policy EN 3⁶ confirms that the City Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character and setting. Proposals enabling the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Policy EN9⁷ states that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function, and that where possible the enhancement of green infrastructure in accordance with the Council's Green Infrastructure Strategies is encouraged.

Policy EN15⁸ states that development should maintain or enhance biodiversity and geological value on site, with particular consideration being given to sites with designations related to biodiversity value or areas with protected

³ Out-of-Centre Development

⁴ Leisure and the Evening Economy

⁵ Design Principles and Strategic Character Areas

⁶ Heritage

⁷ Green Infrastructure

⁸ Biodiversity and Geological Conservation

and priority species present. Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, and where needed appropriate mitigation and / or compensation will be sought.

Policy DM 1⁹ requires all development to ensure that the detailed aspects of new development complement the Council's broad regeneration priorities including the protection of amenity and local character, environmental standards and practical matters such as effects on amenity including noise, air quality.

'Saved' Policy 15 of the Manchester Unitary Development Plan (UDP) (July 2012) identifies that, in accordance with the advertisement regulations, the Council will take account of a number of matters when determining applications for advertisement consent. This includes the effects on visual amenity and public safety.

Withington Village Framework (March 2021)

The Withington Village Framework ('WVF') approved for endorsement at Manchester City Council's Executive Committee meeting on 17th March 2021 and is to be used as a material consideration for the determination of planning application within the area.

The WVF seeks to establish a clear vision to guide and inform development decision in Withington Village and includes the Red Lion which is situated adjacent to the southern boundary of the Framework Area. The Framework identifies that:

"In 2030, Withington Village will be a liveable, loveable place that meets all the needs of a diverse local community. Withington's popular cultural heritage and conservation area status will be celebrated and promoted through place branding, physical investment and community collaboration."

Wilmslow Road is identified as the historic heart of the village and a key aim of the WVF is to restore the quality of the Withington Conservation Area. Whilst acknowledged as the historic core of the area, Wilmslow Road is also identified as the 'trendy', youthful hub which should be reflected in part in the modernisation of the area. The WVF acknowledges that there may be opportunities to include an increase in higher quality food and drink establishments, and uses/activities that attract families.

The WVF acknowledges that there is limited opportunity for redevelopment within the area and in the main improvement would be through reuse of existing buildings for new uses or to provide a higher quality offer, renovation where buildings are not fit for purpose and would benefit from internal renovation that would assist in delivering the Vision and are undertaken in a sympathetic manner or extensions, where on Wilmslow Road opportunities may exist to the rear of properties.

Policy Appraisal

Principle of Development

The development proposal seeks permission for the applicant to undertake a suite of comprehensive refurbishment works to The Red Lion, which is currently in a state of poor condition, does not operate to its highest potential and is no longer considered to be fit for purpose in its current form and design.

The proposed works will deliver a significant enhancement to the pub and enable it to operate viably in the context of an evolving food and drink market. The works will protect and celebrate the existing historic asset whilst modernising its function and layout. The building's appearance and interface with the wider public realm will be vastly improved which will make a positive overall contribution to the built-environment and the Withington Village.

⁹ Development Management

The proposed works are therefore considered to be consistent with Policy EN1, C 9 and C 10 of the CS and the overarching vision of the Withington Village Framework.

Heritage

As established, the Red Lion is a Grade II listed building and is also located within the Withington Conservation Area. The Heritage Statement, prepared by Turley (Heritage and Townscape) comprises a proportionately assesses the impact of proposals for internal and external refurbishment and the significance and setting of the designated heritage assets within and proximate to the Site.

The statement confirms that the works proposed involves the removal of some modern additions at the rear of the Red Lion building, the construction of a new single storey dining area, a part covered timber pergola structure and a new gazebo structure to the rear of the building within the beer garden. The construction of these structures will be to the rear of the listed building, subservient to it, and clearly legible as modern additions. The assessment considers that these additions will not have a notable effect upon the special interest of the listed building, or its setting. Similarly, it concludes that the changes to the interior will have no effect upon historic elements of the building and will not affect its special interest, but will instead serve to improve the facilities within the building and ensure its continued use and function as a public house.

There will be limited notable change in the appearance of the Red Lion as viewed from Wilmslow Road. The new customer access from the front (eastern) car park with black coated steel gates and railings and incorporating a Victorian decorative lantern attached to the gateway arch would improve the appearance of this area when viewed from Wilmslow Road. The Red Lion building will remain appreciable as a historic element of the townscape and of contrasting scale and style to the later commercial buildings of the conservation area, with the contribution the site makes to the Withington Conservation Area being maintained.

It is therefore concluded that the proposed works will not harm or affect the significance of the Red Lion or the Withington Conservation Area, and there is instead an opportunity to enhance the significance of this part of the conservation area through the works proposed and the improvements to the listed building itself.

The assessment confirms that the Proposed Development will therefore meet the objectives of the NPPF and the requirements of The Planning (Listed Buildings and Conservation Areas) Act 1990 can be satisfied if the Council grants planning permission and listed building consent. It also addresses Policy EN3 of Manchester's Core Strategy.

Ecology

The proposed refurbishment works have also been subject to an Ecological Assessment, prepared by TEP. The assessment confirms that:

- There are no locally designated sites within 2km nor non-statutory locally designated sites within 1km of the proposed development site. Therefore there no direct impacts anticipated as a result of the proposals.
- There are no notable habitats adjacent to site that qualify as a S41 habitat of principal importance.
- Rhododendron ponticum and Cotoneaster sp was identified on the site during the Phase 1 habitat survey. These invasive plant species may be affected by the development, including site clearance works.
- That identified features have low – negligible roost potential for bats.

The assessment confirms that it is not anticipated that trees will require removal to facilitate the development proposals and that appropriate tree protection measures will need to be put in place to ensure an adequate habitat buffer from retained trees is maintained from the proposed development during construction on the site.

Given the presence of *Rhododendron ponticum* and *Cotoneaster* sp as a invasive species the assessment identifies that an invasive species method statement, which can be secured via a suitably worded planning condition, is therefore required to ensure the control of these invasive species and to ensure no spread across or off site is encountered.

The assessment recommends that all vegetation clearance avoids the core breeding bird season, March to August inclusive.

The assessment confirms that the ecological features present within the site do not preclude the proposed development of the site.

Whilst the majority of the site has negligible-low bat roosting suitability, the proposed repair works to the building façade may include areas where the potential roost feature is present, i.e. the small gap in the barge boards at the rear of the building. Whilst the presence of bats is unlikely, a reasonable avoidance measures method statement (RAMMS) is therefore required to ensure the safe removal and repair of this area and can be secured via a suitability worded planning condition.

As part of the proposed to enhance or create new biodiversity on site to produce a net gain in biodiversity the assessment recommends the installation of bat and bird boxes at suitable locations within the site. The requirement to do so can be secured by a suitably worded planning condition.

In addition to the appraisal of features and recommendation for suitable mitigation measures, the assessment considers the use of external lighting during and/or post construction and its influence on the hedgerow and tall ruderal area particularly to the west of the site. The assessment confirms that a sensitive lighting design should be implemented to the scheme to avoid indirect impacts of lighting on nocturnal and crepuscular species.

The proposed development seeks to revised external lighting, however this will largely remain in keeping with the existing external lighting setup through the use of downward-facing LED floodlighting and lower-level lighting sited along the eastern frontage of the building facing Wilmslow Road. Downward-facing LED lighting is also proposed on the northern façade. The replacement of lighting features in these locations remains broadly consistent with the features in-situ. An example specification for the type of lighting proposed to be used is provided within the Advertisement Details document (ref. 20200110 Advertisement Details, June 2021).

Lighting is proposed within the new pergola, which will feature 7 no. copper wall lights as detailed within drawing ref. 4007-PL05. Additionally, lighting is proposed within the new customer access gate, through the provision of 2 no. Victorian-style decorative lantern lights. Whilst this proposed lighting faces the west of the site, the inclusion of these features seeks to replace existing lighting within this location, is functional in nature and designed to only be used during operational hours. Given the replacement of existing lighting features and distance from identified ecological features, it is considered that the proposed will avoid indirect impacts on nocturnal and crepuscular species.

It is therefore considered that on the basis that subject to the recommendations of the ecological appraisal, the proposed development is consistent with the policy requirements of Policies EN9 and EN15.

Residential Amenity

In assessing the impact of the proposed refurbishment works, the supporting Noise Assessment, prepared by Miller Goodall, identifies that there is no significant difference in noise level between the existing and proposed development. The assessment confirms that noise level associated with the use of the site will be equivalent to the existing environment and no additional specific noise mitigation or control measures are necessary to ensure that the proposals do not result in an increase in noise impact at the nearest noise sensitive receptors.

In addition to this, it is proposed that the hours of operation will remain the same as existing. Similarly, the proposed lighting primarily consists of the replacement of existing lighting features, and as such the lighting will remain broadly consistent with the features in-situ with no significant difference in the impact on nearby properties. It is therefore concluded that the proposed development will not have any significant impact on residential amenity when compared with the existing use and thus is consistent with the policy requirements of Policy DM 1.

Advertisement

The signage proposed for The Red Lion is considered to be similar in design, scale, appearance and location to signage in-situ and therefore would not prejudice the interests of amenity or public safety whilst being sufficiently visible to perform its intended function.

On the basis the proposed signage is to be similar in design, scale, appearance and location to signage in-situ, it is therefore considered that that proposed signage will not harm or affect the significance of the Red Lion or the Withington Conservation Area, and in fact offers an opportunity to enhance the significance of the building through the refreshed design. It is considered that the proposed signage is consistent with the policy requirements of Policy EN3.

The proposal is therefore considered to be fully compliant with both local and national planning policy¹⁰.

Conclusion

The concurrent planning applications seek secure consent for a comprehensive scheme of refurbishment works associated with The Red Lion, Withington, Manchester. The Red Lion is, at present, considered to be in poor condition, with the proposed works intending to significantly enhance the appearance of the site, and to provide an improved, high-quality environment for both the community and visitors.

The suite of works proposed will help to contribute to, and indeed improve, the existing nature and economic role of the site, which is identified as an important local landmark within the Withington Village SRF area and plays a key role in the local economy. It is considered that the proposed works are consistent with the policies of the adopted Development Plan, as demonstrated above, and on this basis planning permission, listed building consent and advertisement consent should therefore be granted.

I trust that you have sufficient information to register and determine this application and we look forward to receiving your confirmation of receipt and projected timescale for determination as soon as possible. In the meantime, if you have any queries or require anything further please do not hesitate to contact me.

Yours sincerely



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¹⁰ Policy 15 (Advertisements, Hoardings and Posters) of Manchester's Unitary Development Plan (July 2012 'saved' policies)