



Paul Butler Associates
Planning, Development & Heritage Consultants

HHNQ Ltd

Hilton House, 26-28 Hilton Street,
Manchester, M1 2EH

Planning Statement

March 2021

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ
t. 0161 835 3530 | e. pba@paulbutlerassociates.co.uk | w. www.paulbutlerassociates.co.uk

Professional Planning, Development & Heritage Advisors since 1992.

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	Name and Qualifications	Position	Date
Prepared by:	Ralph Taylor BSc MPLAN MRTPI	Senior Planner	02.03.2021
Checked by:	Tom Flanagan MTCP MRTPI	Director	03.03.2021
Issued by:	Ralph Taylor BSc MPLAN MRTPI	Senior Planner	17.03.2021

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1. Introduction

- 1.1 This Planning Statement has been prepared by Paul Butler Associates on behalf of HHNQ Ltd to accompany an application for planning permission at Hilton House, 26-28 Hilton Street, Manchester, M1 2EH. The application relates to floorspace at ground floor level of the building.
- 1.2 The application proposal involves the subdivision of part of the ground floor to create a new café/restaurant unit. The description of development is 'Subdivision of ground floor to provide café/restaurant unit (use class E(b)) with associated mechanical plant with outside seating area'.

Structure of the Statement

- 1.3 In order to provide a clear understanding of the application proposal 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 a series of drawings prepared by Elevate Architects and the following information:
- Planning Statement prepared by Paul Butler Associates [this document].
 - Waste Management Strategy Pro-forma prepared by Paul Butler Associates.
 - Noise Assessment for Planning Purposes prepared by AEC Ltd (previous acoustic reports referred to within this document have also been submitted for reference).
 - Crime Impact Statement prepared by Greater Manchester Police Design for Security.

2. The Application Site and Surrounding Area

The Site

- 2.1 The application site is located at Hilton House, 26-28 Hilton Street, Manchester, M1 2EH (see figure 1 below). It is a six storey building above a basement. The building is located on the west side of Hilton Street and is bound by Port Street to the north and Tariff Street to the south. Immediately to the west of the site is The Vaults, a former industrial building which has been converted (and extended) to apartments.

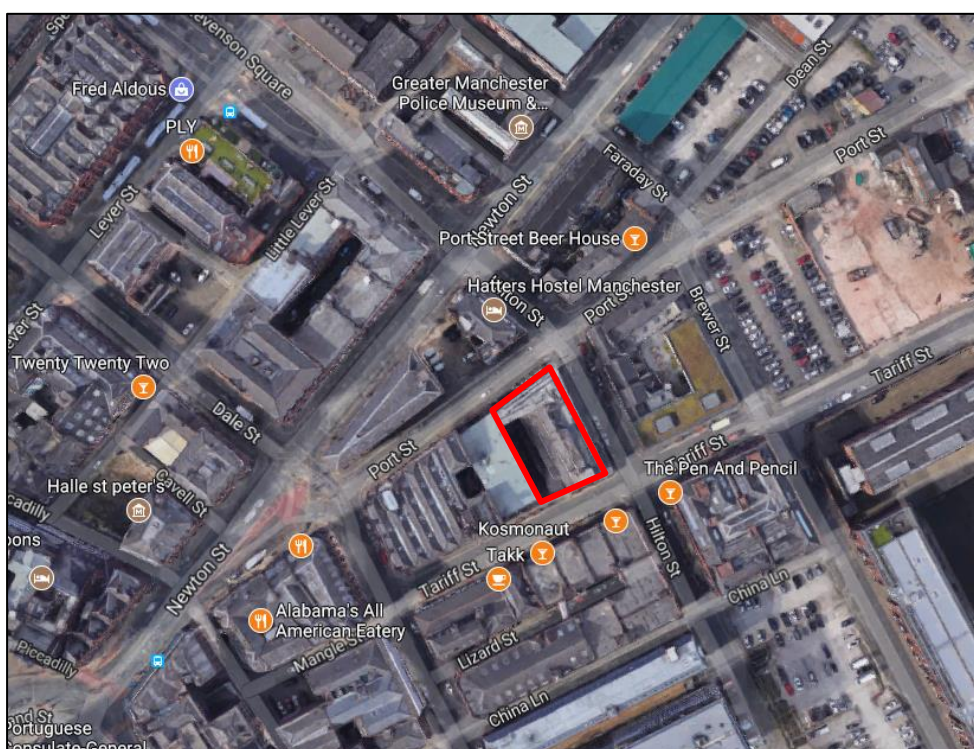


Figure 1: Aerial Photograph with Hilton House outlined red.

- 2.2 Hilton House comprises offices (use class B1a) on the upper floors which are accessed via a communal entrance situated on the Tariff Street/Hilton Street corner of the building. The main part of the ground floor comprises a café use currently occupied by 'Feel Good Club' which fronts Hilton Street. This application relates to the remainder of the ground floor of the building which is currently vacant but was last used as a café/restaurant. Hilton House also has a basement which can be accessed from within the building and via the external ramp on Tariff Street.

- 2.3 Hilton House dates from the 1960s and was designed by Richard Seifert, the architect who also designed Gateway House near Piccadilly Station. It is understood that the building was built for Manchester Polytechnic's Lighting and Drama Department. The building is constructed of a concrete frame which gives it a vertical emphasis. The ground floor principally comprises the glazed 'shopfront'. The top floor (5th) is set back by approximately 1m from the Hilton Street and Port Street elevations. The Tariff Street elevation is blank and a large mural/artwork has been painted on the wall. There is a further mural/artwork painted on a narrow part of the Port Street elevation situated adjacent to The Vaults. The building has recently been the subject of an extensive programme of refurbishment internally and externally including an extension at the rear of the building to provide additional office accommodation. These works, which have been undertaken by HHNQ Ltd, have dramatically improved the appearance of the building and its offer. The current application is closely associated with these works and will allow a high quality commercial offer to be provided on the ground floor of the building.

The Surrounding Area

- 2.4 The site is within the Northern Quarter area of the City Centre. The area is characterised by a broad mix of uses, including offices, residential apartments, and a wide range of commercial premises including shops, bars, cafes/restaurants and offices. These businesses make an important contribution to the overall employment provision within the City Centre.
- 2.5 The site is located within the Stevenson Square Conservation Area whilst there are several listed buildings nearby.
- 2.6 The site is located in flood risk zone 1. This is the lowest flood risk category and relates to land with less than 1 in 1000 chance of annual flooding from rivers and seas.
- 2.7 The site is located in a highly sustainable and accessible location. It is accessible on foot from large parts of the City Centre and is close to key transport hubs/stations, including Piccadilly Gardens bus and Metrolink station (approximately 350m to the west), and Piccadilly Train and Metrolink Station (approximately 450m to the south). Public car parks are also located nearby including on Dale Street and Tariff Street.

3. Planning History

- 3.1 A search of Manchester City Council's online planning database was undertaken in March 2021. There is an extensive planning history associated with the site which is set out below.
- 3.2 The applications submitted from 2018 onwards are of most interest and relate to the refurbishment and extension works to the building undertaken by HHNQ Ltd. The current application proposal will form a key part of the overall Hilton House development scheme enabling a high quality commercial operator to occupy the ground floor of the building. Application 094485/FO/2010/C2 is also of particular note and granted planning permission in November 2011 for the use of the ground floor of the building to A3 restaurant use.

CDN/20/0542 - Discharge of conditions 5 (Secured by Design), 6 (Artwork) and 10 (Noise Plant) attached to application ref no 120931/JO/2018 as amended by 124377/NMC/2019
Approved 07.10.2020

125933/AO/2020 – Installation of 2no. halo lit individual letter signs to Hilton Street and Tariff Street elevations of entrance canopy
Approved 10.03.2020

124377/NMC/2019 - Non material amendment to application ref no 119177 as amended by application ref no 120931 to amend various elements of the elevational treatment to include use of solid and perforated PCC aluminium panels (in lieu of galvanised steel) on the Tariff Street elevation; Relocation and adjustment of doors and revision of ground floor window design to Port Street; Use of perforated metal balustrade at roof level of Port Street and Hilton Street in lieu of PCC anodised fins; Reduction of louvers to extension, removing door and replacing with aluminium louvre and retention of existing louvres at basement level; and alteration of window to louvre on Elevation E.
Approved 21.08.2019

CDN/19/0167 - Discharge of conditions 3 (Materials), 5 (Secure by Design), 7 (CMP) and 9 (Details of Green Roof) attached to application ref no 120931/JO/2018

Approved 17.07.2020

122541/FO/2019 - Change of use of the basement to a gym (use class D2) and creation of new access, retention of the existing ground floor restaurant (Class A3 Use) (approved under application ref no 094485) with amendments to approved hours of operation and alterations to ventilation and fume extraction system. Regularisation of the use of the pavement adjacent to the building on Port Street for as external seating area to comprise tables and chairs associated with and ancillary to the restaurant use and external alterations comprising the removal of the existing 'shack' structure erection of pergola structure and associated external alterations to the building including new ground floor entrances (relocation of those approved under application ref no 120931), addition of roof level plant, and minor amendments to basement window and door design (approved under application ref no 120931).

Approved 13.09.2019

120931/JO/2018 - Section 73 (Minor material amendment) application to amend condition 2 (Approved drawings and documents) attached to application ref no 119177/FO/2018 to include amendments to approved elevational treatment including complete replacement of the existing / proposed cladding within window openings with a modern high performance double glazed window system to create full height floor to ceiling windows set within existing concrete framework, retention of canopy, removal of landscaped area to ramp and inclusion of green roofs to terraced roofs facing The Vaults, simplification of approved facades facing ramp and vaults, full height glazing to ground floor with galvanised steel cladding to columns and galvanised and perforated steel feature cladding to entrance area and Tariff Street site boundary'.

Approved 08.08.2018

119177/FO/2018 - Extension at 4th and 5th floors to provide additional office accommodation (use class B1a) and external alterations including recladding and painting of facades, retention of existing artwork to Port Street and Tariff Street elevations and creation of landscaped area to existing ramp to basement car park (basement parking to be removed) with decorative pebble finish to flat roof facing the adjacent Vaults building.

Approved 04.05.2018

111861/FO/2016/C2 - Temporary installation of cladding and display of temporary art work applied to the cladding on the side of building measuring 15m x 25m – Temporarily Approved 01.06.2016

094485/FO/2010/C2 - Change of use of the part of ground floor from retail (use class A1) to restaurant (use class A3), including elevational alterations to the entrance and the use of an area under the existing canopy on Hilton Street as a smoking area in association with and ancillary to the proposed restaurant use

Approved 05.11.2011

094197/FU/2010/C2 - Change of use from office to D1 (education and training facilities) at first floor level

Refused 26.04.2011

091285/FO/2009/C2 - Change of use to educational use (daytime) and members only live music venue/club

Withdrawn 23.02.2010

044893/FO/CITY2/94 Change of use from office/ retail to nightclub premises – Approved 07.03.94

032547 - Elevational alterations including roller shutter door and new entrance door Approved 19.10.1988

024246 - Change of use from offices to a showroom and warehouse on the ground floor and light manufacturing and offices on the upper five floors.

Approved 16.07.1985

022684 Change of use of vacant premises, formerly Polytechnic, to showroom, office and storage facilities

Approved 08.10.1984

4. The Proposal

- 4.1 The application relates to part of the ground floor of Hilton House which is currently vacant. The description of development is 'Subdivision of ground floor to provide café/restaurant unit (use class E(b)) with associated mechanical plant with outside seating area'. The ground floor already has consent for café/restaurant use therefore the application relates to a possible 'intensification' of use.
- 4.2 The operating hours of the café/restaurant unit will be 07:00 – 00.00 Monday to Sunday which reflects existing consented hours for the ground floor café/restaurant space of the building.
- 4.3 The proposals do not require any external alterations to the building to facilitate its subdivision. Signage proposals will be progressed separately by the end operator.
- 4.4 The proposed café/restaurant will include a commercial kitchen with associated extraction equipment and plant. A strategy for ventilation is provided as part of the application submission but will require further development by the end user with final details to be confirmed at condition discharge stage.

Outside Seating Area

- 4.5 The new café/restaurant unit will also have an external seating area on Port Street. An external seating area in this location has already been consented and will have operating hours between 07:00 to 23:00 as per the existing consent.
- 4.6 The external seating area will be for the sole use of patrons. The area will be fully supervised and managed by staff at all times. Only customers with a table will be served. Service of drinks will take place by staff using trays. Customers will be strictly prohibited from leaving the area with drinking vessels. No furniture will be permitted to be removed from the outside seating area ensuring that the adjacent footpath remains free from obstruction.

4.7 The venue's management will ensure sufficient staffing levels to keep the seating areas clean, ensuring tables are properly wiped down, any spillages are cleaned up and any waste or litter is cleared away. Glasses and bottles will be collected regularly. The area will be thoroughly cleaned after its closure and any waste or litter will be placed in bins located inside the venue before the area is inspected and signed-off by the venue's management. As required, the area will be 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 area.

4.8 Ashtrays will be provided on the 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. Signs around the entrance will ask customers to use the cigarette bins provided. Anyone seen dropping cigarette butts will be asked by staff to pick them up and dispose of them in the bin or ashtrays.

Operating Schedule, Dispersal Procedure and Smoking Strategy

4.9 The premises are proposed to be managed in accordance with an operating schedule, dispersal procedure and smoking strategy which is detailed below:

Operating Schedule

4.10 The operating schedule demonstrates the scheme's compliance with the Council's licensing objectives, namely: the prevention of crime and disorder; public safety; the prevention of public nuisance; and, the protection of children from harm.

Prevention of Crime and Disorder

4.11 A management policy will be instigated to ensure a safe and enjoyable environment is created for patrons and reduce any occurrence of antisocial behaviour or adverse impact on amenity.

- 4.12 The premises will be equipped with an effective and adequate CCTV system with a digital recording facility. The system shall be maintained and operated at the premises. Recorded images will be retained for at least 28 days and will be available to the police upon request.
- 4.13 Any person who appears intoxicated or is behaving in a disorderly manner will not be allowed to enter the venue. Staff will be trained to deal with intoxicated or disorderly customers in an appropriate manner and to recognise any suspicious behaviour.
- 4.14 The management shall seek advice from Greater Manchester Police's City Safe Team. Any person found to be using drugs will be removed from the premises. Any person found dealing drugs will be detained and handed to the police.
- 4.15 Regular toilet checks will be undertaken by staff to ensure no one is conducting criminal activities. The management will ensure that sufficient toilets with an appropriate number of male/female toilets as per British Standards are available. Sufficient lighting levels will be maintained.

Public Safety

- 4.16 The management shall implement staff awareness schemes and training to ensure compliance with health and safety and fire prevention legislation.
- 4.17 The management will ensure fire extinguishers are regularly maintained and inspected.
- 4.18 The management will ensure the development and implementation of evacuation procedures.
- 4.19 All staff will be trained to safely handle emergencies.

Prevention of Public Nuisance

- 4.20 Noise from amplified music shall not be such as to cause noise nuisance to the other occupants of the building or nearby premises.
- 4.21 The recommendations of the accompanying acoustic report prepared by AEC Ltd will be adhered to.

Protection of Children from Harm

- 4.22 Staff will be vigilant towards underage drinking. Prominent signage will be displayed about the laws relating to children and alcohol.
- 4.23 The venue will operate a "Challenge 21" policy, with staff trained at six monthly intervals in the law regarding sale of alcohol to underage people. Only photographic driving licences, passports, HM Forces cards, National Identity Cards or identification with the "PASS" hologram will be accepted.
- 4.24 Staff shall be informed that they have a shared responsibility for being satisfied as to the age of customers before alcohol is sold.

Dispersal Procedure

- 4.25 When the premises close staff shall advise patrons to leave the premises quickly and quietly. Notices will also be displayed requesting patrons to be quiet and considerate when leaving the premises.
- 4.26 Patrons will not be permitted to take food/drinks out of the venue, with staff removing any bottles or glasses from patrons as they leave. The management will provide patrons with a telephone number of a private hire taxi firm if requested, on the proviso that the taxi firm will operate a ring back system and not create any additional noise either by sounding their horn or leaving their engine running while they wait for customers.

- 4.27 Staff will also be advised to leave the premises in a quiet and considerate manner.

Smoking Strategy

- 4.28 Smokers will be permitted to smoke outside the building. They will be directed away from the site entrance and towards Hilton Street away from 'The Vaults'. This location will be under supervision by CCTV and door staff and is positioned away from noise sensitive uses.

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 National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The latest version was updated 19 June 2019. The document states that the purpose of the planning system is to contribute to the achievement of sustainable development. Of relevance to the proposed scheme it states that:

- The objective of sustainable development is summarised as meeting the needs of the present without compromising the needs of future generations to meet their own needs (Paragraph 7).
- So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (Paragraph 10).
- Applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise (Paragraph 47).
- Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity (Paragraph 80).
- Planning decisions should support the role that town centres play at the heart of local communities by taking a positive approach to their growth (Paragraph 85).

- Planning should aim to achieve healthy, inclusive and safe places which facilitate social interaction and create healthy and inclusive communities by amongst other things: promoting opportunities for meetings between members of the community through mixed-use developments and active street frontages; and, creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion (Paragraph 91).
- Planning decisions should promote the effective use of land including amongst other things promoting and supporting the development of under-utilised buildings (Paragraph 118).
- Planning should achieve high quality design for all developments. Developments should: function well and add to the overall quality of the area; be visually attractive as a result of good architecture; be sympathetic to local character and history; and, maintain a strong sense of place (Paragraph 127).
- 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 180).
- Advising that heritage assets are an irreplaceable resource and should be considered in a manner appropriate to their significance (Paragraph 184).
- In determining applications local 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 189).

- In determining applications local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (Paragraph 192).
- Where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset this should be weighed against public benefits including securing its optimum viable use (Paragraph 196).
- The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (Paragraph 197).

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; and
- The Guide to Development in Manchester Supplementary Planning Document and Guidance (April 2007).

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:

- Spatial Objective SO1 'Spatial Principles' states that the sustainable development of the City can contribute to halting climate change.

- Spatial Objective SO6 'Environment' seeks to protect and enhance the natural and built environment of the city, ensure the sustainable use of natural resources, and secure a high standard of design in all development proposals.
- 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 EC 3 'The Regional Centre' states that within the Regional Centre development for employment generating uses will be encouraged.
- Policy CC 4 'Visitors - Tourism, Culture and Leisure' states that the City Centre will be the focus for culture and leisure; and, promotes development which improves facilities for visitors and residents.
- Policy CC 7 'Mixed Use Development' states that the City Centre presents the most viable opportunities for mixed-use development, and in general these will be promoted as a means of using land as efficiently as possible. A range of uses should be considered for all sites with active ground floor uses promoted in locations which have an established public function.
- Policy CC 9 'Design and Heritage' states that development in the City Centre should preserve or enhance heritage assets, including conservation areas.
- Policy CC 10 'A Place for Everyone' states that the City Centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through: uses which increase the diversity of

activity in the City Centre; and, high standards of accessibility to buildings and across spaces in the City Centre.

- Policy C 1 'Centre Hierarchy' outlines that the City Centre is the regional focus for commerce, culture, leisure and tourism.
- Policy C 10 'Leisure and the Evening Economy' supports evening and night time economy uses which contribute to the city centre'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 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 etc.

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 'Listed Buildings' states that the Council will have regard to the desirability of securing the preservation of listed buildings and their setting.
- Policy DC22 'Footpath Protection' states that the Council will have regard to the effect of development on existing pedestrian routes and will not normally allow development which would result in unacceptable inconvenience to local pedestrian movement.
- Policy DC26 'Development and Noise' aims to minimise the adverse impact of noise on noise-sensitive developments.
- RC20 Area 5 Sub-Area 10 'Oldham Street/Newton Street/Lever Street' which describes the area at the time of the adoption of the UDP in 1995. The policy describes the area as being predominantly commercial, with a high proportion of substantial older properties.

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 the City Centre and the Stevenson Square Conservation Area.

Guide to Development in Manchester Supplementary Planning Document and Guidance (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 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.

5.9 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 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
- Sustainable Development: Economic, Social and Environmental Benefits
- Servicing: Waste Management and Deliveries
- Ventilation, Kitchen Extract and Air Conditioning
- Acoustic Considerations
- Disabled Access
- Crime and Security

Principle of Development

6.2 The application premises already benefits from planning permission for a café/restaurant use which represents a fallback against which the current application proposal should be considered.

6.3 The application seeks to subdivide the ground floor of the unit to provide an additional café/restaurant use in addition to the existing café 'Feel Good Club'. The new unit will be located on Port Street and will utilise existing doors. The proposal will provide currently vacant floorspace with an active use and the proposed café/restaurant will complement and enhance the existing leisure/entertainment offer within the Northern Quarter. The proposal will contribute to the mix of uses within the building which is supported within the City Centre.

6.4 The proposed opening hours for the premises are 07:00 to 00:00 seven days a week which reflect existing approved operating hours for the ground floor space. As noted previously the premises will be operated in accordance with an Operating Schedule, Dispersal Policy and Smoking Strategy which will mitigate any disturbance associated with the use.

- 6.5 The premises will have an outside seating area located on the forecourt area adjacent to Port Street. The principle of an outside seating area in this location has previously been established and was approved under planning permission 122541/FO/2019. The operating hours of the seating area will be 07.00 to 23.00 Monday to Sunday as per the existing permission. Full details of the seating area barriers, tables, chairs and any other furniture will be confirmed at the condition discharge stage once an agreement with an end operator is finalised.
- 6.6 The principle of the proposal is consistent with the provisions of the NPPF and policies SP 1, CC 1, CC 4, CC 7 and C 10 of the Core Strategy.

Sustainable Development: Economic, Social and Environmental Benefits

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

Economic

- 6.8 The proposed development will bring a number of economic benefits during and post construction, particularly in terms of job creation and increased expenditure in the City Centre. As well as the construction and service jobs created in the conversion of the fit out of the application floorspace, permanent full-time jobs and part-time jobs will be created in the proposed café/restaurant.

Social

- 6.9 The proposal will contribute to the food/drink offer in this part of the City Centre. It will provide an additional venue for people to meet and socialise, whilst active use of the vacant floorspace will add vitality to the area and minimise the opportunities for anti-social behaviour and crime, whilst increasing passive surveillance.

Environmental

- 6.10 The proposed scheme will have environmental benefits since it involves bringing vacant floorspace within an existing building into viable economic use. Also, the site is easily accessible by various modes of public transport and on foot, minimising the use of private cars.
- 6.11 The sustainability benefits of the scheme are in accordance with the provisions of the NPPF; Core Strategy policies SP 1, EC 1, CC 4, C 10 and DM 1; and, the Guide to Development in Manchester SPD.

Servicing: Waste Management and Deliveries

- 6.12 The application floorspace has previously operated as part of licensed restaurant premises (use class A3) called 'Shack'. The proposed layout of the building incorporates a shared internal waste store at the rear of the building which will allow for the storage of refuse, glasses and cans, pulpable waste and biodegradable waste. This will be serviced from Tariff Street. The waste store will have a lockable door and waste collection crews will be provided with a key/key code to access the store. During waste collection vehicles will temporarily park on Tariff Street adjacent to the application building. A Waste Management Strategy Pro-forma has been submitted as part of the application.
- 6.13 During refurbishment works it is anticipated that contractor vehicles would park on-street in designated pay and display bays. Waste generated during the works would be stored internally and then taken by hand by contractors to awaiting vehicles.
- 6.14 For the reasons outlined above, arrangements regarding waste management; deliveries to the premises; and parking arrangements for contractor vehicles are considered to be satisfactory and will be in accordance with DM 1 of the Core Strategy.

Ventilation, Kitchen Extract and Air Conditioning

- 6.15 The application is supported by outline information regarding ventilation and extract. The premises will include a commercial kitchen. Extract from the kitchen will exit the building on Tariff Street at high level within the bin store area. The extract will have appropriate filtration to ensure that fumes/vapours are appropriately treated so they are not associated with adverse smells or particulates. Full details of the kitchen extract system will be confirmed through the condition discharge process once the end-operator for the premises is confirmed.
- 6.16 The approach to ventilation, extract and air conditioning avoids siting any units on the external appearance of the building or using an external riser which could have a negative visual impact. Extraction at high level is not feasible with the upper floors of the building comprising office suites.
- 6.17 As noted above full details of the ventilation and extract system can be confirmed at condition discharge stage to ensure compliance with relevant the provisions of NPPF and Core Strategy policy DM1.

Acoustic Considerations

Proposed Use and Operation

- 6.18 It is recognised that licensed premises can sometimes be associated with the creation of noise. In order to consider potential impacts the application is supported by an acoustic report prepared by AEC Ltd. This statement assesses potential impact of noise outbreak from the premises at the nearest existing noise sensitive use which is the Hatters Hostel, and considers noise transfer to the existing café use (Note: Hatters Hostel is more sensitive than The Vaults due to the direct line of sight and sealed windows).
- 6.19 The report recommends acoustic mitigation and upgrading the internal wall between the proposed café/restaurant and the existing café use with details provided as to how this can be achieved which can be secured by planning condition.

Mechanical Plant Noise

- 6.20 The noise associated with the mechanical plant has been considered within the acoustic report prepared by AEC Ltd. The report sets noise level limits for mechanical plant and air handling equipment to meet MCC's acoustic requirements. Further review will be required when full details of mechanical plant are specified by the end operator and this information can be secured by planning condition.
- 6.21 Subject to the use of appropriate conditions noise from the premises can be controlled to appropriate levels and therefore in accordance with Core Strategy Policy DM 1 and Saved UDP Policy DC26.

Disabled Access

- 6.22 The application building will be accessible for wheelchair users via the entrance doors on Port Street. The venue will include a disabled W/C with a layout designed to avoid obstructions or obstacles which could impede the movement of wheelchair users or other disabled people. On the basis of the above the proposal complies with Core Strategy policy DM 1, UDP policy DC10, section 3 'Accessibility' of the Guide to Development in Manchester SPD, and the City Council document 'Design for Access 2'.

Crime and Security

- 6.23 The application proposal does not involve a change of use, just a subdivision to allow a further café/restaurant operator to the rear of the ground floor area. The proposal does not involve any external alterations to the building which would raise issues from a crime or security perspective and the building has previously been awarded Secure by Design accreditation as confirmed through the discharge of condition 5 of planning permission 120931/JO/2018.
- 6.24 A Crime Impact Statement (CIS) prepared by Greater Manchester Police (GMP) Design for Security has previously been approved as part of planning permission 094485/FO/2010/C2. As the proposal does not involve a change of use the recommendations of this report

relating to the management of the premises are relevant. Furthermore it is confirmed that the premises will be run in a responsible manner in accordance with a comprehensive operating schedule and management plan detailed at Section 4 of this statement.

7. Conclusion

- 7.1 The application seeks planning permission for 'Subdivision of ground floor to provide café/restaurant unit (use class E(b)) with associated mechanical plant with outside seating area'.
- 7.2 This Planning Statement has assessed the application proposals and has concluded that they accord with the relevant national and local planning policy context. The proposal will provide a series of positive planning and regeneration benefits. It will:
- Provide vacant floorspace with an active use that will enhance the daytime and evening leisure offer within this part of the Northern Quarter.
 - Create employment opportunities during the construction/fit-out stage of development and once the scheme is operational.
 - Increase activity along Port Street which will help to reduce opportunities for anti-social behaviour and crime to be committed.
 - Represent a form of sustainable development and provide a series of economic, social and environmental benefits.
- 7.3 Paul Butler Associates are pleased to submit this application and look forward to working with Manchester City Council in progressing it through to a positive determination.