

27 Blossom Street - Jimmy's Change
of Use from B1(a) offices to
Restaurant (A3)
Planning and Heritage Statement

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1. Introduction

- 1.1. This planning statement has been prepared by WSP | Indigo on behalf of Jimmy's NQ (the applicant) in support of a change of use application at 27 Blossom Street, Ancoats Square from B1(a) offices to a restaurant (A3) with ancillary bar and private function room.
- 1.2. The statement provides an overview of the background to the proposal before setting out the policy position demonstrating that the proposed use is acceptable in principle and should therefore be supported.
- 1.3. The statement is structured as follows;
 - Section 2: Site and Surroundings
 - Section 3: The Proposal
 - Section 4: Planning Policy
 - Section 5: Heritage Considerations
 - Section 6: Planning Considerations
 - Section 7: Conclusion
- 1.4. The statement concludes that the proposal is acceptable in principle and will make a positive contribution to the vitality and vibrancy of Ancoats, enhancing its current offer of restaurant and leisure uses.

2. Site and Surroundings

- 2.1. The application site is located at 27 Blossom Street off Ancoats Square. The site occupies a prominent position on the corner of Blossom Street and Cotton Street, fronting Cutting Room Square.
- 2.2. The building itself is two storeys in height (with basement) with a predominantly red brick facade. The office building is currently vacant and has been for over 6 months.
- 2.3. The site is located within the neighbourhood of Ancoats which is an established residential led community, supported by a growing number of businesses. The area is increasingly being supported by shops, restaurants, bars and other leisure uses assisting in creating and sustaining a vibrant area.
- 2.4. The council set out within the Ancoats and New Islington Framework that establishing complementary new employment and commercial space alongside, or as part of, new residential development and conversions will be critical to maintaining activity levels.
- 2.5. In terms of surrounding uses, a range of restaurants and bars lie adjacent to the building including Seven Brothers bar, The Counter House restaurant and Second City sports bar. Canto and Rudy's Neapolitan Pizza lie immediately adjacent to the site, to the south of Cutting Room Square. Immediately to the west of the site, a part four, part six storey residential apartment block has recently been completed.
- 2.6. The wider nature of the area consists of new build and converted residential apartments with ground floor restaurant and bars.
- 2.7. The building lies within the Ancoats Conservation Area.

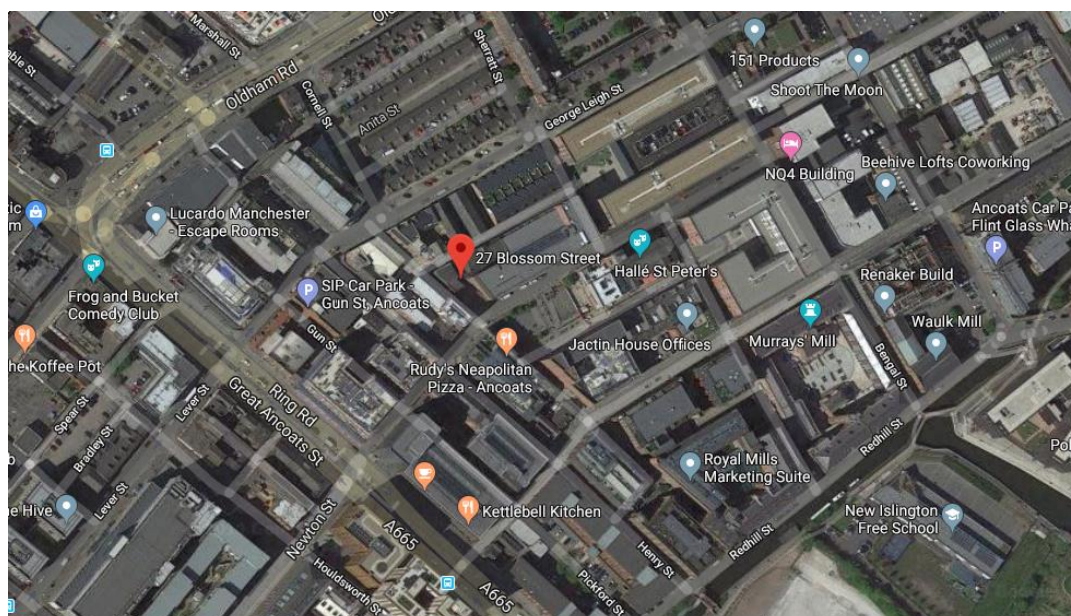


Figure 1 – Site Location Plan

3. The Proposal

- 3.1. This planning application seeks the change of use of a vacant office building to a restaurant (A3) with ancillary bar and private function room.

Background

- 3.2. This application is submitted on behalf of Jimmy's NQ. Jimmy's recently opened a new venue in Liverpool with a restaurant element. Jimmy's are seeking to replicate the restaurant at Blossom Street. Jimmy's previously operated a live music venue at Newton Street Northern Quarter. However, this was closed in late 2019 after they were served notice by their landlord who seeks to redevelopment the site.
- 3.3. Jimmy's are now proposing to change their business model and operate as a restaurant with supporting bar and function room at 27 Blossom Street.
- 3.4. Jimmy's have recently opened a restaurant in Liverpool City Centre and seeking to replicate that business model in Ancoats, complementing and enhancing the current offering food and drink offer.

Use

- 3.5. This planning application seeks full planning and listed building consent for the following:
- "Change of use from office B1(a) to restaurant (Use Class A3), associated internal alterations and installation of roof-top plant equipment."*
- 3.6. The supporting elevations show that the restaurant will primarily operate from ground and first floor and will provide space for up to 66 dining customers at one time. The proposal does not include any external seating. The ground floor will include one food and drink service bar to the right and a dish/glass deposit area to the far left.
- 3.7. The function room will operate from the basement floor and would only be available by private hire for events such as meetings, private social events, Christmas parties and a range of community uses. The function room is ancillary to the restaurant and seeks to make effective use of space.
- 3.8. This is common practice for restaurants to allow areas to be booked for private hire. Indeed, neighbouring establishments such as Seven Brother operate on a similar basis with their lower level ground floor available for private functions.
- 3.9. The permitted use of the site is under B1(a) use having formerly been occupied by a handful of small businesses. Planning permission is therefore sought for the change of use from office B1(a) to a restaurant A3.
- 3.10. Planning permission is also sought for the installation of roof mounted plant associated with ventilation and kitchen extraction. Advertisement consent is being sought through a separate application.
- 3.11. The hours of operation being applied for are 12.00 – 23.00 (Monday – Friday) and 12.00 to 24.00 on Saturdays with Sundays being 12.00 – 23.00.
- 3.12. The use will result in approximately 15 full time jobs and 5 sub contracted part time jobs.

Layout

- 3.13. Access to the proposed restaurant will be taken directly from Blossom Street itself, utilising the existing main entrance to the building. The doors and steps will be retained.
- 3.14. Customer seating areas will be created within the ground and first floor. The seating comprises free-standing tables and chairs. The kitchen area is to be located to the rear of the first floor.
- 3.15. Customer toilets including disabled facilities will be located on the ground floor
- 3.16. As the main entrance has a few steps, disabled access will be provided on the ground floor via a platform lift accessed at street level from Cotton Street. This is very close to the main access and utilises an existing access.
- 3.17. The basement will be accessible for private event bookings only and at all other times will be locked and only accessible to staff.

Internal Alterations

- 3.18. The building currently comprises an office which has been vacant for over 6 months. The building will undergo a restaurant fit out as shown on the supporting drawings. The proposed restaurant will comprise a large open seated dining space with a supporting bar on the ground floor.
- 3.19. Other facilities include storage space for the kitchen, a reception area, cleaning cupboard and cellar.

Customer / Staff access

- 3.20. The main customer, staff and delivery access will be provided from Blossom Street at ground floor level. Disabled access is provided from Cotton Street via a platform lift.

Waste

- 3.21. Waste is to be stored internally. Bins will be provided locally throughout the building which will be collected internally, and the waste transferred to the bin store at the end of each service ready for collection by the waste management company.
- 3.22. Further details are included within the Operating Statement which accompanies this submission.

Operating Strategy

- 3.23. Given that Jimmy's have successfully operated in Manchester for a number of years they understand the expectations and importance of complying with the Council's objectives in regard to public safety and reducing the potential for crime and public nuisance.
- 3.24. Jimmy's propose to operate as a restaurant accommodating 26 covers on ground floor and 40 covers at first floor. Guests will be able to book via ResDiary, an external online restaurant booking system as well as by walk-ins.

Noise Management

- 3.25. The venue will not be operating as a live music venue, however, will utilise an internal amplified music system. The background music system comprises a master unit controlled on both floors by iPad app and independent sound controls on each floor.
- 3.26. Jimmy's are committed to maintaining excellent relationships with neighbours. Management

will actively monitor noise levels to avoid disturbing neighbours and surrounding occupiers.

- 3.27. The sound system will be designed to minimise noise breakout. There will no external music outbreak impacting upon neighbours.

Deliveries and Waste

- 3.28. In terms of deliveries, all deliveries will arrive and leave to the dedicated delivery point at the main entrance to the building which is situated on the front elevation (Blossom Street). It is anticipated that there will be 5 fresh food deliveries and 2 drink deliveries per week.
- 3.29. Deliveries will be timed to arrive between 10:00 and 16:00 to avoid having an unacceptable impact on neighbours. All deliveries will be stored onsite.
- 3.30. A contract has been agreed with Fresh Start Waste Services Limited who will service the building. On bin collection day, bins will be moved from the bin store to Cotton Street. Once collected, bins will be returned to the internal bin store.
- 3.31. All goods will be stored within the site boundary

Security

- 3.32. Security staff will manage the premise and visitors assisting in providing smooth entry and exit. Security on the site entrance/exit points will ensure that all visitors leaving the site do not take any alcohol, food or general waste out of the venue. All security staff (when employed) will be linked by radio and will be in regular contact with security issues such as capacity to ensure that the site is secure and safe.
- 3.33. The site will be monitored by a 24/7 CCTV system covering the main visitor areas, entrances and exits.
- 3.34. Jimmy's have a zero tolerance drugs policy on site and anyone found contravening it will be reported to the police.
- 3.35. Security (when employed) and shift management will ensure all visitors exiting the venue do not congregate outside the building. Security and shift management will also see those departing guests do so quietly. Signage will be in place to reinforce this policy.
- 3.36. Security will conduct regular checks of the premise including the toilets with anyone found to be conducting criminal activities removed from the building and reported to the police.
- 3.37. Good management and maintenance processes will be implemented such as opening/closing procedures, cash handing and banking processes, and appropriate cleaning and maintenance of the building.

Smoking

- 3.38. In line with the existing practice of other businesses in Ancoats Square, the designated smoking area is in the pedestrian-only square which have smokers bin facilities in existence.

4. Planning Policy

- 4.1. The current development plan for this area comprises the Manchester Core Strategy (adopted July 2012, plan period to 2027) and the 'saved' Policies of the Unitary Development Plan (UDP) (adopted July 1995). The site is located within the City Centre Fringe area.

Core Strategy (2012)

- 4.2. Policy CC1 (Primary Economic Development Focus: City Centre and Fringe) states that a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities will be encouraged in the City Centre with new, and the enhancement of existing, infrastructure provision which supports the agglomeration role of the City Centre and Fringe being supported.
- 4.3. Policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. It also states that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.
- 4.4. Policy EC1 (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.
- 4.5. Policy C10 (Leisure and Evening Economy) states that new development that supports both the daytime and evening economy, that contributes to the vitality of district centres and supports a balanced and socially inclusive evening / night time economy will be permitted.
- 4.6. Policy T2 (Accessible area of opportunity and need) seeks to ensure that new development is accessible by walking/cycling/public transport.
- 4.7. Policy EN1 (Design Principles and Strategic Character Areas) part 1 requires developers to Consider the City's heritage and continue the rich patter of activity in the core area.
- 4.8. Policy EN3 (Heritage) of Manchester's Local Development Framework Core Strategy Development Plan document 2012 (DPD) is broadly consistent with the Framework. This requires developments to be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.
- 4.9. Policy DM1 (Development Management) sets out development management requirements including appropriate siting, layout, massing, materials; impact on surroundings; impact on amenity including light, privacy and noise; accessibility for all; community safety and crime prevention; refuse storage and collection; parking; sustainable construction and energy; use of BREEAM and best practice standards for new commercial developments.

'Saved' UDP (1995)

- 4.10. Various UDP planning policies have been saved, including citywide development control policies and area-specific policies.
- 4.11. Policy DC10.1 states that in determining planning applications for developments involving

the sale of food or drink the Council will have regard to:

- The general location of the proposed development, including any reference to the area in other policies in the plan;
- The effect on the amenity of neighbouring residents;
- The availability of safe and convenient arrangements for car parking and servicing;
- Ease of access for all, including disabled people; and
- The storage and collection of refuse and litter.

- 4.12. In accordance with 'saved' Policy DC18.1, the Council will give careful consideration to development proposals within Conservation Areas and will seek to preserve and enhance their character by carefully considering the effect of major changes to the appearance of existing buildings. The Council will not permit the change of use of a listed building where it would have a detrimental effect on the character or appearance of the building and will not permit any external or internal alteration or addition which would have an adverse effect on its architectural or historic character.
- 4.13. Policy DC19.1 outlines that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of buildings of Special Architectural or Historic Interest in the determination of planning application for listed building consent.
- 4.14. 'Saved' Policy DC26 aims to minimise the adverse impact of noise on noise-sensitive developments.

Ancoats and New Islington Neighbourhood Development Framework Update 2016

- 4.15. The Ancoats and New Islington Neighbourhood Development Framework sets out how development will be managed in these areas in order to maximise growth and increase the vibrancy and vitality of the area.
- 4.16. The application site falls within a character area identified as the Ancoats Core which is characterised by a number of restaurants, bars and leisure uses off Cutting Room Square. The Framework outlines that the area already has an established residential community as well as a growing business community. It has increasingly supported shops, restaurants and other leisure uses.

5. Heritage Considerations

Heritage Considerations

Ancoats Conservation Area

- 5.1. The Conservation Area designation was made by the City Council in June 1989. It includes much of the area immediately north of Great Ancoats Street and features large former cotton mills.
- 5.2. Manchester City Council's Conservation Area history commentary states that Ancoats, with its concentration of mill buildings, is an important landmark in the history of the Industrial Revolution. Although the area is dominated by the large mill buildings, it also contains other listed buildings of differing character.
- 5.3. Manchester City Council's guidance sets out that the character of the area remains largely industrial, therefore any new development must ensure retention of that character through detailing and the use of compatible materials.

Significance of Ancoats Conservation Area

- 5.4. The special interest of the Conservation Area is diverse and comprises a rich industrial heritage. The area contains a number of designated heritage assets including a number of large Victorian Mills alongside St Peter's and the Crown and Kettle gothic style public house.
- 5.5. It is considered that the Conservation Area can be categorised within the 'High' category for significance value.

Impact on Ancoats Conservation Area

- 5.6. Given the works are principally internal, it is not considered that the proposal will harm the setting of Ancoats Conservation Area.
- 5.7. The installation of a platform lift off Cotton Street will be fully contained within the building curtilage. Whilst the appearance of the building will be altered, it is considered there will be no harm to the Conservation Area as a result. The platform lift will be visually screened by a shutter which is in keeping with the existing shutter fronting Blossom Street preserving the buildings character.
- 5.8. Similarly, the display of sensitive signage, erection of roof top equipment will not result in harm to the Conservation Area. All plant equipment will not be visible from the public realm.
- 5.9. Manchester City Council's guidance sets out that development control in Ancoats is aimed at encouraging development which ensures the continued prosperity of the area whilst paying attention to its special architectural and historic quality.
- 5.10. Given that this proposal seeks to bring a prominent building back into active use, it clearly accords with guidance set out by Manchester City Council and will not result in any harm to the setting of the conservation area. The proposal will have a positive impact on the Conservation Area.

6. Planning Considerations

Principle of Development

- 6.1. Core Strategy Policy CC1 supports a range of economic uses including leisure and entertainment. The proposal will bring a vacant unit back into an active employment-generating use, which will increase footfall in the local area of Ancoats.
- 6.2. Whilst it is recognised that Ancoats does fall within the city centre boundary, it is defined as a city centre fringe area which must also be supported by a mix of uses. Overall, the scheme has clear positive economic impacts and supports social and economic vitality within Ancoats.
- 6.3. The Ancoats and New Islington Neighbourhood Development Framework Update 2016 sets out that Ancoats is a high quality city centre neighbourhood. The framework identifies that the area already has established residential community as well as a growing business community. This has increasingly supported shops, restaurants and other leisure uses.
- 6.4. The framework also acknowledges that establishing complementary new employment and commercial space alongside, or as part of, new residential development and conversions will be critical to maintaining activity levels throughout the day.
- 6.5. Policy C10 recognises the benefits of development which contributes to the evening economy, vitality of centres and which supports a balanced evening economy. In line with Policy C10, the proposal will provide benefits to the vitality of the local area by facilitating occupation of a vacant unit. These benefits are acknowledged in Policy CC6 which welcomes the activity generated by shops, restaurant and leisure uses at ground floor. In this respect, the proposals will integrate well with existing uses and local character.
- 6.6. Consideration must also be given to the immediate context of the site which includes a range of A3/A4 uses. Indeed, several restaurants and bars are located immediately adjacent and opposite to the site including Seven Brothers Bar, The Counter House Restaurant, Rudy's Neapolitan Pizza, Canto Restaurant and the Edinburgh Castle Pub.
- 6.7. In light of the above and given that this change of use application is for a new restaurant, bringing a vacant building back into active use, it is considered that the principle of development is firmly established. The proposal will complement existing uses and further support the vibrancy and vitality of Ancoats as an area.

Accessibility

- 6.8. The site benefits from being highly accessible on foot, by bike and by a range of public transport options including bus, rail and Metrolink services. The building does not currently benefit from car parking provision and no car parking is provided as part of the scheme due to its central location. The change of use is therefore not expected to generate any vehicular traffic, other than internal service vehicles.

Design and Access

- 6.9. The proposal does not include any external alterations; however, internal alterations are required to convert the office building into a restaurant.
- 6.10. Works to make the unit wheelchair accessible have been set out earlier in this statement alongside servicing arrangements and waste management. Further detail can be found in the supporting waste proforma.

- 6.11. A separate operating statement has been submitted which sets out details of staff training, noise management and dispersal strategies and crime mitigation measures.

Ventilation and Extraction

- 6.12. Kitchen extraction and ventilation details have been submitted as part of this application including technical specifications. In terms of kitchen extraction, this will comprise a wall mounted steel extraction canopy above the cooking equipment which will then rise up through the flat roof above the kitchen to allow the odours to disperse at high level.
- 6.13. In terms of potential odour, a comprehensive odour strategy has been worked up. The proposal ensures that air flow will be filtered through Electrostatic Precipitator ESP units and carbon filters ensuring that any potential odours are nullified. An attenuator will be fitted to reduce the noise level from the extraction plant.
- 6.14. Given the location of the building and proposed kitchen, extraction through the roof is the only option available. The plant will be sited as far from the neighbouring apartments as possible. It is considered the noise attenuation and separation distance from neighbouring dwellings will ensure that the ventilation and extraction plant will not have a negative impact on neighbouring amenity.
- 6.15. Ventilation will be provided by fresh air heat exchange air handling suspended from the ceiling on each floor with wall mounted grilles for air flow. New ducting will be installed for the exchange units as well as for bathroom and kitchen facilities. One external air conditioning unit is proposed to be located on the roof of the building. The AC unit will be located on a sloping roof to the east of the site and as such will be well screened.
- 6.16. Noise implications of the proposed plant are considered within the supporting Noise Assessment.

Waste Management

- 6.17. Waste is to be stored internally with bins provided locally throughout the unit which will be collected internally, and the waste transferred to the bin store at the end each service. On collection day, the bins will be taken from the bin store to Cotton Street ready for collection by the waste management company. Once collection has occurred, the bins will be returned to the bin store.
- 6.18. Further details of the waste management strategies can be found within the supporting Waste Proforma.
- 6.19. Deliveries will arrive and leave to the dedicated delivery point at the main entrance to the building which is situated on the front elevation off Blossom Street. It is anticipated that there will be 5 fresh food deliveries and 2 drink deliveries per week. Deliveries will be timed to arrive between 10:00 and 16:00 to avoid having an unacceptable impact on neighbours. All deliveries will be stored onsite.

Residential Amenity and Noise Considerations

- 6.20. A Noise Assessment supports this application prepared by REC Ltd which considers the potential noise outbreak from the proposal and mechanical roof mounted plant.
- 6.21. Sensitive receptors are taken to be the surrounding residential properties off Ancoats Square, Blossom Street, Cotton Street and Loom Street.
- 6.22. The Assessment outlines that the noise outbreak from the proposal would be at least 5dB below the existing background noise level and therefore meets Manchester City Council's guidance. Full details on noise levels and proposed mitigation are set out in full within the Noise Assessment.

- 6.23. The Noise Assessment concludes that the proposal is acceptable in noise terms and will not harm neighbouring residential amenity and is therefore in accordance with policies C10 and DM1 of the Manchester Core Strategy and saved policies DC10 and DC26 of the UDP.

External Lighting

- 6.24. No external lighting is proposed except for one neon sign on the front façade facing Blossom Street displaying Jimmy's company logo. The sign will be positioned at high level and will only operate during trading hours. The sign will be switched off when the restaurant is closed. Further details on the proposed sign including dimensions and installation details can be found within the supporting signage visuals document.
- 6.25. The proposed sign will front Ancoats Square, located away from residential apartments and other sensitive receptors. As such it is considered there will no impact on neighbouring residents or businesses.

Disabled Access

- 6.26. The proposal allows full access to the ground floor via a platform lift accessed from street level off Cotton Street. Disabled toilets and the majority of the seating area are found on the ground floor.
- 6.27. Access is not provided to the first floor as this contains no use/facility that is not provided on the ground floor. Disabled access is not required to the basement at this will only be used for private hire and not everyday public use.

7. Conclusion

- 7.1. This planning and statement has been prepared by WSP | Indigo on behalf of Jimmy's NQ Limited in support of a change of use planning application for the change of use from office B1(a) to restaurant (A3), internal and external alterations and installation of roof-top equipment.
- 7.2. The statement demonstrates that an A3 use is acceptable in principle having regard to local and national policy. It would not result in a detrimental impact on the vitality, viability, amenity or character of the area. There are no adverse noise impacts resulting from the change of use or policy constraints which would prohibit this change of use, the principle of the change of use should be considered acceptable.
- 7.3. The proposal will assist in enhancing the vibrancy and vitality of Ancoats increasing footfall and complementing the existing leisure offering.
- 7.4. In light of the above, the proposal is acceptable in principle and should be supported.

