MANCHESTER CITY COUNCIL

Planning MCC <planning@manchester.gov.uk>

RE: Invalid letter for application 124493/FO/2019

1 message

Kerry Walker <kerry.walker@pegasusgroup.co.uk> 16 August 2019 at 11:07
To: "planning@manchester.gov.uk" <planning@manchester.gov.uk>

Dear Sir/Madam,

Thank you for the attached letter regarding planning application 124493/FO/2019. We provide the following response:

1. Crime Impact Statement- Having looked at the Council's validation checklist and other recent outdoor seating applications, we do not see why this is required. Planning application 122406/FU/2019, which was approved in April 2019, was for an outdoor seating area at Banyan, on Byrom Street Spinningfields. This is for an nearly identical application in the same general location, and did not contain a Crime Impact Statement. The validation checklist also does not outline this as a requirement for outdoor seating areas. A Crime Impact Assessment was also submitted and approved under the planning application (117430/FO/2017) for the redevelopment of the public realm in this area. Therefore, we are strongly of the view that there is not a justification or requirement for a Crime Impact Statement for this application. In light of the above, please can you confirm this to be the case.

2. Information on disabled accessibility measures: The public realm area where the outdoor seating area is proposed to be located is flat in nature. No regarding works are proposed as part of this application which would change this position. The flat nature of the area therefore allows disabled access to the outdoor seating area. The outdoor seating area has also been positioned in a location which can be easily accessed with no obstruction. The submitted plans show how the main entrance to the outdoor seating area is 2m, which provides ample room for wheelchair users to access and egress the seating area. Any loose furniture will be re-arranged by members of staff to allow full access for disabled persons.

In light of the above, please can you confirm that the application can now be validated?

Kind regards,

Kerry Walker
Senior Planner

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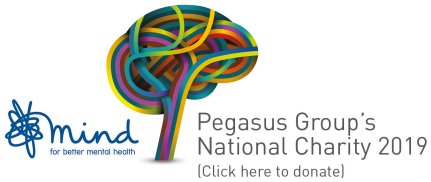
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From: planning@manchester.gov.uk <planning@manchester.gov.uk>
Sent: 16 August 2019 10:13
To: Kerry Walker <kerry.walker@pegasusgroup.co.uk>
Subject: Invalid letter for application 124493/FO/2019

Please find attached the invalid letter for your recent application under reference 124493/FO/2019.

Regards,
Tehseen Khan
Technical Support Team, Planning, Manchester City Council, P O Box 532, Manchester M60 2LA

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