



PLANNING STATEMENT

Jimmy's Restaurant

27 Blossom Street
M4 6AJ

OCTOBER 2019

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1.0 INTRODUCTION

- 1.1 This statement has been prepared in conjunction with the new full plan's application for 27 Blossom Street Manchester. The applicant being Richard Craig. The development will include the renovation of an existing office space at 27 Blossom Street, Ancoat's and planning permission including signage, for the change of use to A3 & A4 use.
- 1.2 The Planning Statement provides a description of the proposed development and justifies it in the context of the planning policy. The statement forms part of a suite of documents submitted as part of the application and should be considered in combination with these documents which include the following:
 - Architectural Plans
 - Design and Access Statement
 - Planning Statement
 - Management & Operations Statement
- 1.3 The proposed development has undertaken pre planning advice through WSP Indigo planning who have had lengthy discussions with Manchester planning regarding the best approach to this development.
- 1.4 The attached design and access statement demonstrate a case for granting planning permission for this application. The Design and Access Statement is a legal requirement of Article 4 to the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013.

2.0 ABOUT THE BUSINESS

- 2.1 The idea for Jimmy's was to create a space that sold good beer, played good music and a relaxed place for friends to meet.
- 2.2 Since opening their Manchester Newton Street location in 2016, Jimmy's have since expanded to Liverpool, and have ventured into the food/ catering market. The Bold street venue opened in 2019 and has allowed the business to sustainably grow.
- 2.3 Unfortunately notice was given to the tenants at Newton street to allow for an office block expansion within the building. It would be a loss to Manchester's social scene to lose this unique venue, so the Craig's were determined to keep Jimmy's MCR alive.
- 2.4 The Craig's sourced the building on Blossom Street and began talks with the landlord. It is clear that he too saw the potential of bringing the building back to life and to continue to grow with the Ancoat's area. The landlord has been actively involved in all aspects of the planning application including the design process behind the restaurant.

3.0 PROPOSED DEVELOPMENT LOCATION AND DESCRIPTION

- 3.1 The building comprises 3 storeys previously for office space and is currently vacant. The building is fully secure.
- 3.2 The site is located within the Ancoat's Conservation Area and within the City fringe primary economic focus area and the East Manchester policy area.



Site Plan (NTS)

- 3.3 Opposite the site is Cutting Room Square, a recreational area. With St Michaels and St Peters churches located nearby. St Peters is no longer actively a place of worship.
- 3.4 The building is accessed via Blossom Street and borders Cotton Street.
- 3.5 Easy access is gained from Blossom Street and refuge areas located on Cotton Street.
- 3.6 The location plan provided within the planning application shows the extent of the site and its ownership boundary.
- 3.7 The site offers no external areas.
- 3.8 Jimmy's have received an approved alcohol licence for this premises.
- 3.8 The proposal intends for the ground and first floor to be primarily restaurant based with ancillary bar. The basement would also be for food and drink, but allowing the business to offer a great space for private functions, something which has proven a great success at their Liverpool branch.
- 3.9 The application contains a Management and Operational Statement, which demonstrates the commitment to ensuring that the premises is ran accordingly.
- 3.10 The restaurant will be ran & managed by a competent team who have experience in both bar & restaurant sectors.

It is clear that the City Council wish to enforce an 11pm curfew within the Ancoat's & New Islington area, but with no affirmative policy to back this up. Jimmy's proposed opening hours are as follows;

Mon- 12.00-23.30
Tue- 12.00-23.30
Wed- 12.00-23.30
Thur- 12.00-23.30
Fri- 12.00-00.30
Sat- 12.00-00.30
Sun- 12.00-23.30

The licensing committee reviewed the application and agreed the above hours are acceptable.

- 3.11 The Ancoat's special policy applies to this application. As stated in this policy ' *The aim of the special policy is not to block all forms of development and so does not impose quotas on the number or type of licensed premises permitted or the capacity of those premises. However, controlling the lateness of the hours for licensed premises is regarded as particularly important, having regard to the predominantly residential character of the Ancoats and New Islington neighbourhoods* '.
- 3.12 It is clear within this policy that decisions are made on individual circumstances, in this case, we believe that a restaurant should have the opportunity to open to the proposed hours to ensure that local residents have a mixed variety of food choices & keeps the area competitive.
- 3.13 It should be noted that the neighbouring premises, Sev7n Brothers has consent to be open until 11.30 & 12pm.
- 3.14 Other businesses within the area have permission to remain open past 11pm. It is obvious that the few businesses on the square are able to operate successfully after 11pm curfew, and we believe that Jimmy's should be no different.

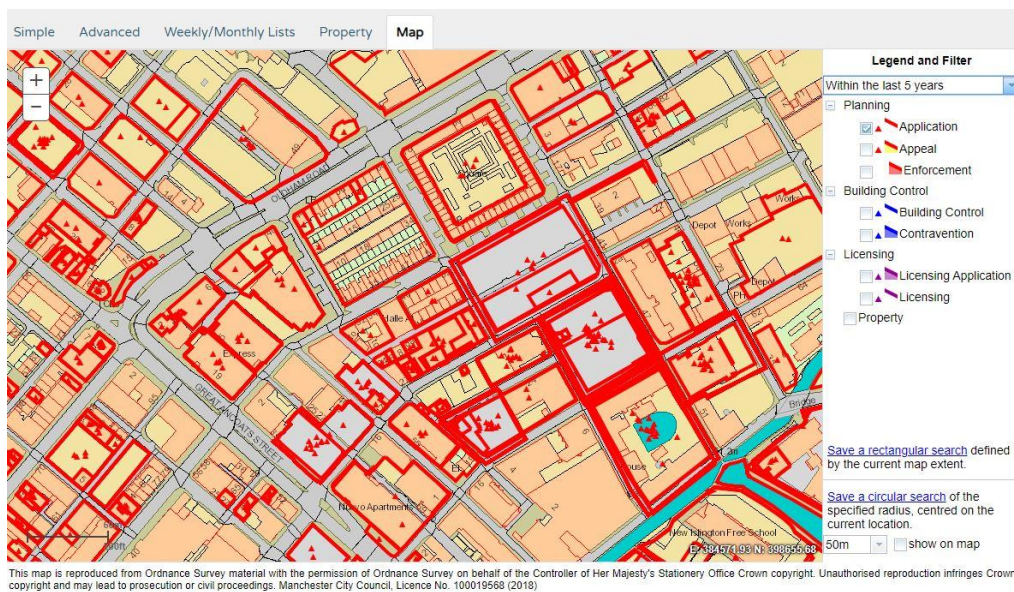
4.0 PLANNING HISTORY

- 4.1 Planning history records for the site and surrounding area have been reviewed. There is limited planning history for the building.

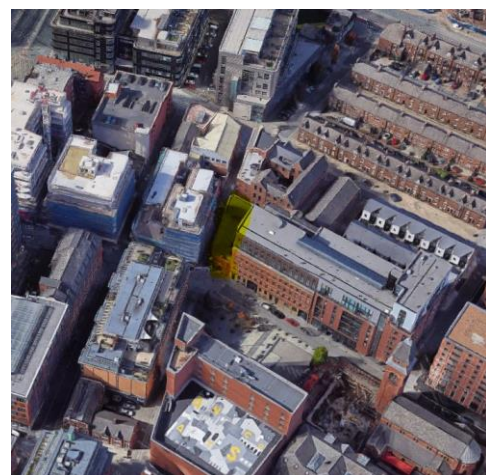
4.2 Previous applications are;

- 055282/FO/NORTH2/98 | Change of use of derelict premises to offices with elevational alterations. Approved - 25 Nov 1998
- 038320 | Renovation and improvement to existing factory. Approved - 9 Aug 1991
- 028318 | Use of the first floor for the manufacture of ladies and children's wear and the use of the ground floor as a showroom and ancillary offices. Approved – 20

4.3 Many applications have been undertaken within the vicinity, many being change of use to A3/ A4 businesses and some residential applications.



Images from Google showing 27 Blossom Street



5.0 PLANNING POLICY

5.1 Accordingly, this Planning Statement assesses the proposed development against the framework of National and Local Planning policy, and other material considerations. More specifically, this framework comprises:

Policies that affect this application are DC10.1, DC10.3, DC10.4, DC10.5, DC14.3, DC14.5, DC15.2.

5.2 DC10.1 states;

10. FOOD AND DRINK USES

DC10.1 In determining planning applications for developments involving the sale of food or drink for consumption on the premises, or for hot food to be consumed off the premises (whether or not other activities, such as a nightclub, are included), the Council will have regard to:

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

5.2.1 In response to the above noted policy;

A- not an extensive amount of food focused businesses in the area, Jimmy's will bring an excellent mix of food and drink, allowing the local community a new place to dine out.

B- Jimmy's have already had a license approved, and the hours are stated accordingly, Jimmy's will not operate outside of these hours, thus not causing a nuisance.

C- Good location for easily accessible public transport. Car park located minutes away.

D- Jimmy's will accommodated easy access where possible, level access into the building would not be viable without drastically adjusting the front elevation of the building. But ambulant disabled access will be provided internally.

E- Jimmy's intend to utilising the current waste refuge area located on Cotton Street. A private waste pick up will be organised which will be collected daily. Consideration will be given with regards to waste being taken from the premises to the external bins to avoid excessive noise for the residents near by.

5.3 DC10.4

DC10.4 Where, having regard to the preceding policies, the Council considers the proposed development to be acceptable in principle, conditions may be imposed in order to protect the amenity of nearby residents. These conditions may, amongst other things, include limitations on the hours of opening, and the need to deal satisfactorily with noise, fumes, smells, the storage of refuse and the collection of litter.

5.3.1 In response to the above noted policy;

Noise will be limited, Jimmy's will ensure that sound levels are not exceeded and that suitable building products will be used to prevent leakage from the building during renovation.

Smells to be ventilated out through the roof, or alternatively through the wall. An electrical / mechanical engineers' specification will be provided.

5.4 DC10.5

DC10.5 The Council will consider on their individual merits proposals for larger, free-standing restaurants, public houses, clubs etc. which require a main road location and do not clearly meet the locational criteria set out in policy.

5.4.1 In response to the above noted policy;

Jimmy's Are creating a restaurant, very little litter would be created by this business, no external eating or drinking areas will be provided.

Road will remain accessible by all.

5.5 D26.1

26. DEVELOPMENT AND NOISE

DC26.1 The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

5.5.1 In response to the above noted policy;

Jimmy's have not experienced any previous noise complaints from either of the two businesses. The premises will only be open the same hours as neighbouring bars/ restaurants and will fully comply with the alcohol licence.

5.6 D27.1

27. WASTE DISPOSAL, RECYCLING AND RECLAMATION ACTIVITIES

DC27.1 In determining planning applications for development involving the incineration, disposal or recycling of waste materials and reclamation activities, the Council will have regard to:

- a. the general location of the proposed development;
- b. the effect on the amenities of neighbouring occupiers, including the effect of traffic movements and the generation of noise, dust, fumes and litter;
- c. the adequacy of the local traffic circulation system;
- d. the need for safe and convenient arrangements for access, internal circulation, and egress;
- e. the appearance of any structures;
- f. the quality of the boundary treatment such as fences and screening.

5.6.1 In response to the above noted policy

Jimmy's will focus their food strategy around limited wastage. This includes good portion sizes to suit the customer base along with implementing a strategy to prevent an excessive amount of food waste.

All waste will be housed in the current location it already is stored on Cotton street.

5.7 I.1.8 states that Manchester promotes itself as a tourist destination, and upon searching Jimmy's online, it is clear that this family run business is becoming a pivotal part of Manchester, with Andy Burnham, Clint Boon and other Manchester names frequenting the bar.

6.0 CONCLUSION

Jimmy's in an existing name around Manchester, and it would be unfortunate to lose this due to the expansion of office space. The 20+ current staff will remain in employment, and the business see this as an excellent chance to grow further into the catering sector.

The building is not listed and with the backing of the landlord, intentions are to bring the building back to life again.

Blossom street is craving a new business to give the local community a new place to dine. The residents would welcome this to the square, having the Jimmy's name here would have a positive impact on the area.

In summary the proposal is policy compliant and will greatly benefit the local economy.