KW/P19-1600/L002

9th August 2019

Development Management
Planning, Building Control and Licensing
Strategic Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

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Dear Sir/Madam,

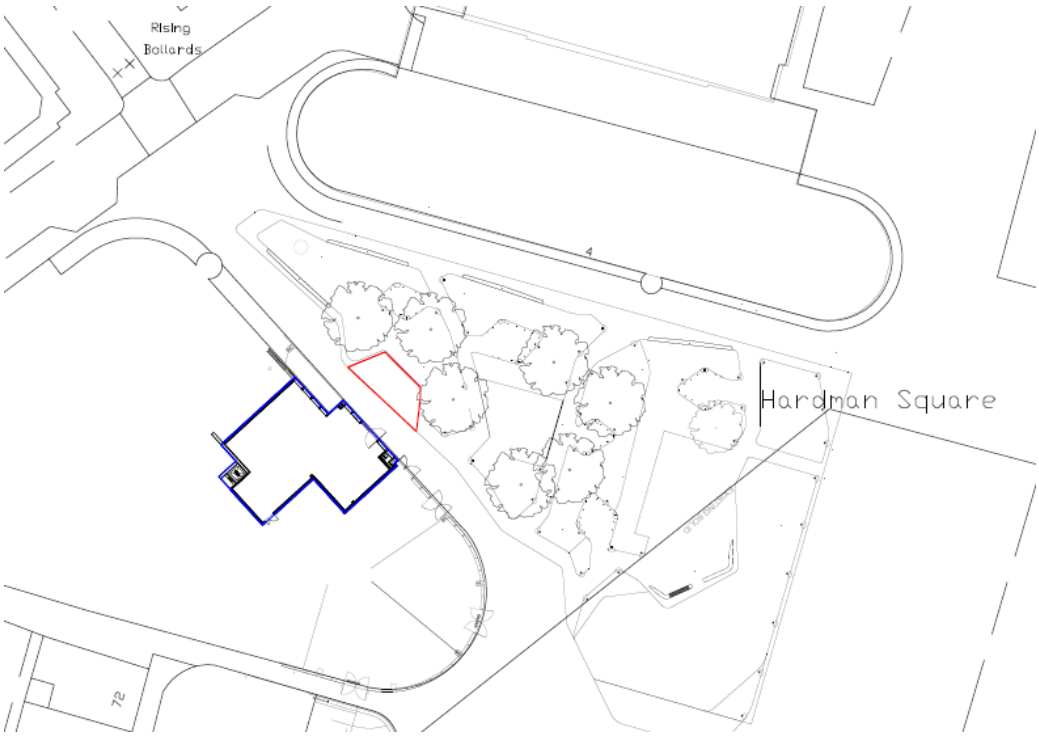
Submission of Full Planning and Advertisement Consent Application (PP-08063543) for proposed outdoor seating area in connection with Unit 3 Hardman Square
Hardman Square, Spinningfields, Manchester, M3 3EB

Planning Covering Letter, Management Strategy and Security Arrangements

We have been instructed on behalf of our client, Bills Restaurants Ltd, to submit a full planning and advertisement consent application for the following development proposals:

"Proposed outside seating area in connection with Unit 3 Hardman Square, including the placement of tables, chairs, planters, outdoor furniture and associated adverts."

The proposed outdoor seating area is required by the future occupier of Unit 3 Hardman Square, namely Bills Restaurant Ltd. The proposed outdoor seating area (please see red line area below) will be located directly opposite and outside of Unit 3 in Hardman Square, to be used by customers of the future Bills Restaurant.



Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales
Registered Office: Pegasus house, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

Summary of Development Proposals

As shown on the submitted plans, (BI004.19.310, BI004.19.311 and BI004.19.312) it is proposed that the outdoor seating area will:

- Measure 11m x 4.7m x 5.9m x 5.2m;
- Contain 13 no. tables and 26 no. chairs;
- Timber Planters;
- 2 no. urn style planters;
- Jumbrella's with associated lighting; and
- Associated advertisements.

The proposed opening hours for the outdoor seating area will be Monday to Sunday 08:00-23:00.

Please refer to the Furniture Specification document submitted in support of this planning application for details of the dimensions and design of the proposed chairs and tables.

Management Strategy for Outdoor Seating Area (including Waste Management and Servicing)

It is proposed that all of the tables in the Outdoor Seating Area (OSA) will be table serviced by a member of staff of the restaurant. Every day it will be ensured that a waiter/waitress will be allocated the OSA to manage.

The table service which is to be provided to the OSA will ensure that the area is well maintained, and that waste will be adequately disposed of in a prompt manner. It is proposed that arrangements will be put in place for the regular clearing and cleaning of the OSA both during business hours and at the end of business hours.

It is proposed that waste will be cleared and disposed of in the main restaurant (Unit 3 Hardman Square). Where possible, waste will be recycled and separated from general waste. Members of staff will be regularly checking the tables to clear away any waste and to keep the outdoor seating area in a clean manner. All waste disposal will occur in the main restaurant, albeit it is also notable that numerous bins are located in Hardman Square, which also provides more than sufficient opportunities to clear away litter from the OSA.

No sound or music will be played in the OSA. Outside of the OSA's opening hours (08:00-23:00) all furniture will be stacked and removed from the OSA and securely stored in the main Bill's restaurant. This will alleviate concerns about anti-social behaviour and disturbance.

Security Arrangements

As clarified above, it will be ensured that all of the moveable furniture associated with the OSA will be removed and safely secured within the restaurant unit outside of the hours of operation. This will alleviate security concerns and other forms of disturbance.

Members of staff working at the restaurant will be able to provide regular surveillance over the OSA. Furthermore, CCTV is present on Hardman Square which is managed by Hardman Square's security team. This will ensure that any security issues will be promptly seen and dealt with by members of the restaurant's staff or by the Spinningfields security team.

At the end of business hours members of staff at the restaurant will assist with informing customers that they need to vacate the OSA and as discussed above will be regularly clearing the OSA, which will ensure that no bottles or drinks are left behind.

Planning Policy

Policy DM1 (Development Management) of the adopted 2012 Core Strategy states how all development must have regard to effects on amenity, including odours, litter, noise as well as a need to consider community safety and crime prevention.

The preceding management strategy and security arrangement sections already explain how the OSA will be regularly cleaned and waste disposed of in the main restaurant. Furthermore, it will also be ensured that the OSA furniture will be securely stored in the main restaurant outside of opening hours. This will alleviate concerns about security and anti-social behaviour.

The development proposals are therefore entirely in accordance with Policy DM1 of the adopted Local Plan.

Application Documents

In addition to this Planning Covering Letter, the following has been submitted in support of this application:

- Site Location Plan (BL004.19. P400 Rev A);
- Block Plan (BL004.19. P401 Rev A);
- External Seating Elevations:
  - BL004.19.310 Rev A
  - BL004.19.311 Rev A
  - BL004.19.312 Rev A
- Furniture Specifications

The requisite planning application fee for this full planning and advertisement consent application is £596. I can confirm that the Applicant has arranged payment directly to the Planning Portal for the planning application fee.

I trust that the contents of this letter and the application submission are clear and sufficient for validation purposes. We look forward to receipt of validation in due course, however if you have any queries please do not hesitate to contact me on the details provided below.

Yours sincerely

K. Walker

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