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Your ref:
Our ref: 42820
DD: 01865 592635
E: stephen.matthews@bidwells.co.uk
Date: 02/07/18

Head of Planning
Manchester City Council
PO Box 463
Town Hall Extension
MANCHESTER
M69 3NY

Dear Sir/Madam

PROPOSED USE OF THE HIGHWAY FORECOURT TO PLACE 5 TABLES & 10 CHAIRS AT THE FOOTAGE PUBLIC HOUSE, GROSVENOR STREET, MANCHESTER, M1 7DZ

We enclose an application for full planning permission and associated advertisement consent for the above proposed development, along with the requisite fee for £594.00.

The planning application proposes the use of two areas of forecourt highway land (measuring 1.8m x 5.5m and 1.8m x 6.8m) along the Grosvenor Street elevation of the building for the placing of 5 tables and 10 chairs, in order to provide two modest outside areas for *al fresco* dining and drinking, either side of the entrance doors into the public house, in association with the existing public house. The proposals also include 9 branded demarcation barriers and an accompanying advertisement consent application is made for these. The proposals are detailed in the accompanying plans.

A minimum pavement width of between 1.92m to 2.53m will be retained at all times for the safe passage of pedestrians walking by. Therefore, the free-flow of pedestrian traffic and cyclists will not be materially affected. The retained clear pavement width can accommodate a combination of wheelchair users, prams and other pedestrians without detriment to safety.

The tables and chairs will be placed in a defined area that abuts the building's Grosvenor Street façade, either side of the entrance doors, which will enable the operators to retain the existing ease of flow of customers entering and exiting the building. A detailed site layout plan has been submitted, along with details of the proposed tables and chairs and the 9 moveable demarcation planters, included to delineate and manage the full extent of the proposed external seating areas. As these contain The Footage logo, this planning application is also accompanied by an associated advertisement consent application.

These applications follow the granting of planning permission for similar external seating areas in this location at this site on 03/11/2014 (LPA reference: 106611/FU/2014/C1). This planning permission was never implemented at the site due to problems securing the necessary pavement licence and the planning permission expired on 02/11/2017. Last year, the associated area of highway has been widened and significantly improved by Manchester City Council, including widening on the pavement and the introduction of a bus lane resulting in less traffic and more space, such that the issues raised by the 2014 pavement licence application should now be resolved. Furthermore, external seating areas exist at

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neighbouring licensed premises, including 'The Deaf Institute' at No. 135 Grosvenor Street and the 'Flour & Flagon' at No. 126 Grosvenor Street. The purpose of these applications is therefore to secure planning permission and advertisement consent for similar external seating areas that were granted planning permission in 2014.

Use of this outside area will add vitality and character to the locality and will enhance customer choice.

The Footage PH is owned and operated by Stonegate Pub Company (formerly part of the Mitchells & Butler Group) and is a premium brand that appeals to a wide age range of customers.

Stonegate Pub Company takes great care to ensure that their operations are run in a carefully controlled and considerate manner. A copy of the company's Pavement Licence Management Plan for *al fresco* areas is included with the supporting planning application documents.

Stonegate Pub Company has also produced a policy document on smoking to assist company staff to manage smoking areas and reduce the risk of exposure to second-hand smoke. The company's policy is to ensure that the 2007 smoking regulations are strictly adhered to and to ensure that any smoking takes place in authorised, designated areas only.

In addition to the use of these parts of the highway forecourt as *al fresco* dining and drinking areas, the proposed use also affords the operators to designate an easily identifiable smoking area for customers, which can be easily and effectively monitored, supervised and managed. In the absence of a specific, identified area for smokers, customers wishing to smoke may spill out into the wider pavement area and there is a potential for the free-flow of passing pedestrians to be impeded. It is widely accepted in the industry that customers will remain in a designated area and will not spill out beyond that area. The proposed areas of forecourt highway for placing of tables and chairs will provide a designated and easily managed area for any smokers.

The defined areas enable the licensee to exercise proper control over customers' behaviour and to observe, monitor and manage any activity. Danger to customers, pedestrians and road users is minimised, pedestrian footways are maintained, and the impact upon other occupiers and visitors to the area is reduced. Added to this are the benefits of public scrutiny and appraisal of such a proposed area through planning, street trading and licensing regimes. The behaviour of customers is generally much better when in a properly defined area, even when this area is busy. This does not relate merely to consideration of noise and disturbance, but also encompasses aspects such as road safety and litter.

If planning permission is not granted for the proposed designated outside areas, those customers wishing to consume drink and/or to smoke outside the premises accumulate within Grosvenor Street and in the absence of a specific, identified and controlled area, these customers spread out into the wider pavement area and there is far greater potential for the free flow of passing pedestrians to be impeded. The proposed areas of forecourt highway for the placing of tables and chairs will provide a designated and easily managed area for any customers wishing to dine, drink or smoke outside the premises. The provision of a manageable and designated area actually controls the behaviour of customers as there is a feeling of the outside area being a formal part of the licensed premises.

In summary, the provision of outside tables and chairs at this site will reduce the potential impact of noise and disturbance to neighbouring properties and will reduce the potential for any impact on the free flow of pedestrian movement in the area.

As is required by Manchester City Council, the applicant has consulted with Greater Manchester Police Design For Security and a copy of their pre-planning consultation dated 02/07/2018 is included with the planning application supporting documents. Greater Manchester Police has no major issues with the proposed external seating area, but made some recommendations. The advice provided has been

incorporated into the design, operation and management of the external seating area. Each of the recommendations of Greater Manchester Police Design For Security are assessed in the order that they raise them below:

1. The dimensions of the proposed seating area can be marked on the pavement by an appropriate agreed method, if this is considered necessary by the LPA and/or by Manchester City Council through the pavement licence procedure.

2. The seating area will be well managed and checked regularly to prevent misuse.

3. Drinks that are to be consumed outdoors will be served in plastic glasses/containers, if this is considered necessary by the LPA and/or by Manchester City Council through the pavement licence procedure.

4. All barriers/tables/chairs will be removed and securely stored inside after 11pm.

5. Tables will be of a design that are suitable for attaching 'property clips' to secure handbags/laptop bags. Customers will be shown how to use the clips.

6. Lighting and CCTV coverage is already provided to the seating area and will be enhanced through the installation of an additional CCTV camera with an on-bar monitor.

If you have concerns over the potential impact of the proposed development, perhaps a trial period would be appropriate in this case, in the form of a temporary planning permission, which will allow the proposal to be monitored and assessed. On the basis that those concerned are in the best position to monitor the trial period it would be straightforward to assess any impact. Nevertheless, the applicant is confident that their management and operation of the proposed external seating areas will ensure that there will be no resulting detriment to the amenities of the local area nor the free-flow of pedestrians past the site.

In the above circumstances, it is hoped that officers can support the modest development proposed. If you need any clarification of the proposal or require any further information, please do not hesitate to contact me.

Yours faithfully

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