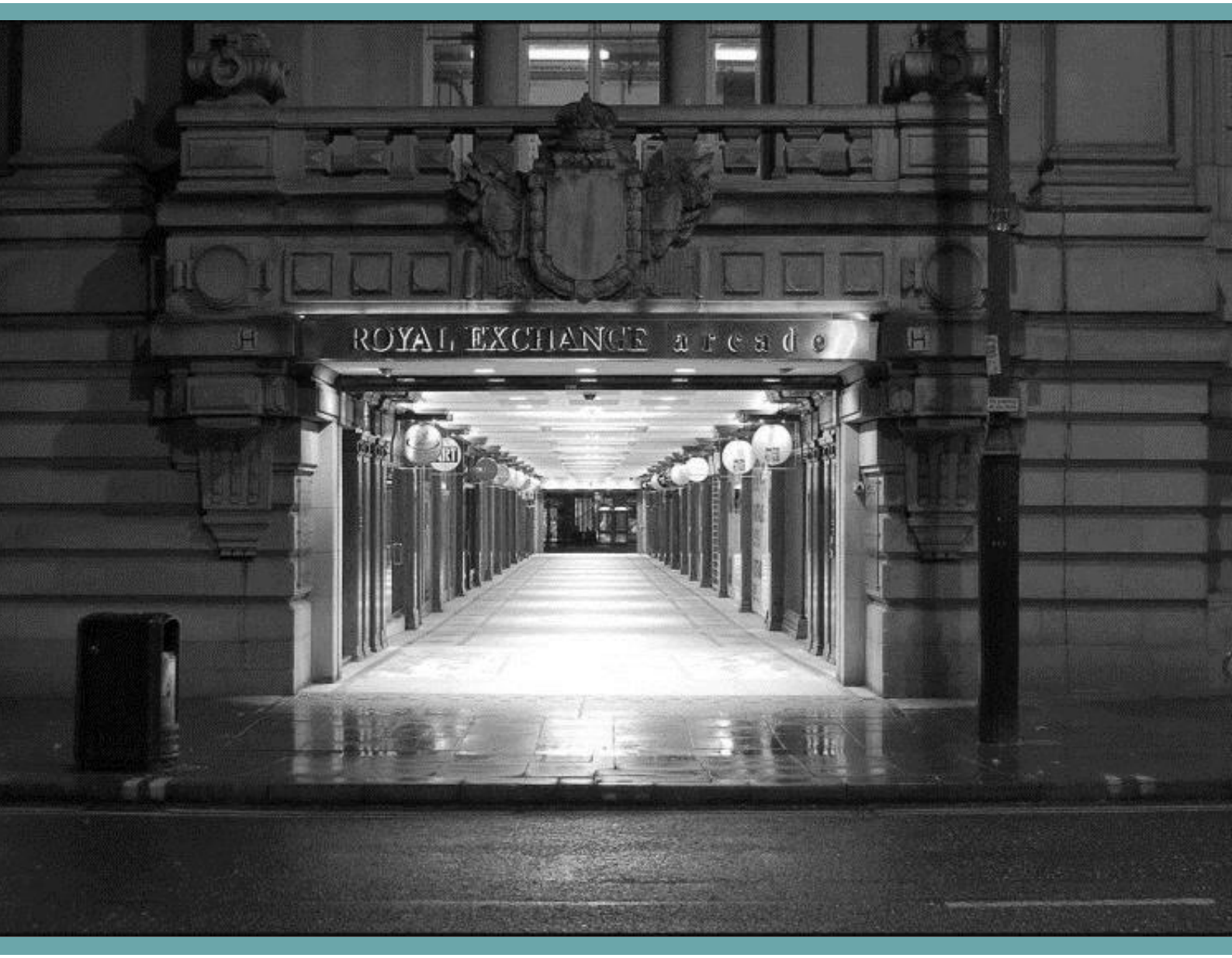
PLANNING STATEMENT

UNIT 19,
ROYAL EXCHANGE ARCADE

JANUARY 2018



EDEN
PLANNING

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1. INTRODUCTION

1.1. This Planning, Design and Access Statement has been prepared by Eden Planning and supports a full planning application submitted to Manchester City Council for a change of use from A2 (Beauty Salon) to A1 use (retail)/A3 use (café) at ground floor level within Unit 19, Royal Exchange Arcade, Manchester.

1.2. The description of development is as follows:

"Change of use from A2 (Beauty Salon) to A1 (retail)/ A3 (café) and internal alterations"

1.3. This statement sets out the context for the development by providing the background to the proposals including a description of the site, the background context to the application, the site and its surroundings, the proposed development and relevant policy framework. It assesses the proposals against the identified policy framework and the key issues to set out the case that clearly points to a grant of planning permission for the development.

Overview of Case

1.4. This statement demonstrates that:

- The application site is located within a highly sustainable city centre location within the Primary Shopping Area of the city centre and will provide a positive contribution towards the vitality and viability of the Royal Exchange Arcade.
- The proposals have been assessed against the development plan, which must be assessed as a whole in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, and found to be in general compliance with the up to date policies that are in accordance with the National Planning Policy Framework;
- The principle of development is acceptable and in accordance with policies CC1, CC2 and CC7 of the Core Strategy.
- Considerable importance has been placed upon the location of the development site and the potential impact upon the identified heritage assets. The submitted Heritage Statement concludes that the Proposed Development will have a minimal or negligible impact on the significance of the heritage asset in accordance with Policy CC9.
- The application site is capable of meeting all the relevant requirements of other technical / development management policies identified within the Development Plan and material

considerations have been identified that provide further support to the application proposals.

- On this basis, it is requested that the development proposals be approved without delay.

Accompanying Documents

1.6 The application submission comprises a number of plans and documents to which reference should be made for an understanding of the proposals. The submission comprises:

- Relevant forms and certificates
- Site Location Plan (1:1250 @ A4)
- Block Plan (1:500 @ A4) reference 3^2 Block Plan
- Existing General Arrangement – Ground Floor (1:50 @ A2) reference APM-CAFE3-1000
- Existing General Arrangement - Basement (1:50 @ A2) reference APM-CAFE3-1000A
- Proposed General Arrangement – Ground Floor (1:50 @ A2) reference APM- CAFE3-1001
- Proposed General Arrangement – Basement (1:50 @ A2) reference APM- CAFE3-1002
- Landlords Refuse Collection Area – Basement (1:100 @ A1) reference APM- CAFE3-1003
- Main Refuse Collection Area - Sub Basement (1:200 @ A1) reference APM- CAFE3-1004
- Proposed Café Floor Finishes – Ground Floor (1:50 @ A2) reference APM- CAFE3-2001
- Proposed Café Floor Finishes – Basement (1:50 @ A2) reference APM- CAFE3-2002
- Proposed Ceiling and Lighting – Ground Floor (1:50 @ A2) reference APM- CAFE3-3001
- Proposed Ceiling and Lighting – Basement (1:50 @ A2) reference APM- CAFE3-3002
- Proposed Café Decoration – Ground Floor (1:50 @ A2) reference APM- CAFÉ-4001
- Proposed Café Decoration – Basement (1:50 @ A2) reference APM- CAFE3-4002
- Proposed Café Services – Ground Floor (1:50 @ A2) reference APM- CAFÉ-6001
- Proposed Café Services – Basement (1:50 @ A2) reference APM- CAFE3-6002
- Proposed Café Sections and Elevations (1:50 @ A3) reference APM-GYM2-7001
- Existing and Proposed Main Entrance Elevation (1:50 @ A3) reference APM-GYM2-7002
- Proposed Demolition Plan – Ground Floor (1:50 @ A2) reference APM- CAFE3-8001
- Proposed Demolition Plan – Basement (1:50 @ A2) reference APM- CAFE3-8002
- Heritage statement prepared by BB Heritage Studio;
- Method Statement & Schedule of Works: Change of Use and Associated Repairs (P0164_(SCH)A001)

- Planning, Design and Access Statement (including compliance with 'Design for Access 2', refuse/ servicing details and operating Schedule)
- Waste management pro-forma; and
- Odour impact assessment.

Structure

1.5. The remainder of this Planning Statement is structured as follows:

- Chapter 2 provides a description of the site context;
- Chapter 3 provides background information relevant to the planning submission;
- Chapter 4 provides an overview of the development proposals for which planning permission is sought;
- Chapter 5 sets out the planning and associated policy context to the proposal;
- Chapter 6 appraises the proposed development in the context of the development plan;
- Chapter 7 appraises the proposed development in the context of relevant material considerations; and
- Chapter 8 sets out the conclusions.

2. SITE AND SURROUNDINGS

2.1. The Royal Exchange is a Grade II Listed building which forms part of the St Ann's Conservation Area that was designated on 29 July 1970 and was the first conservation area to be designated by the City Council. The building and conservation area are 'designated heritage assets', as defined by the National Planning Policy Framework (NPPF). The heritage significance of the Royal Exchange is described fully in the accompanying Heritage Statement

2.2. The Royal Exchange building is bounded to the north by Market Street, to the west by Exchange Street and St. Ann's Square, to the south by Old Bank Street and to the east by Cross Street.

2.3. The building occupies a key, landmark position on Cross Street and St Ann's Square with both providing principal pedestrian routes between Market Street, Deansgate and King Street. The Royal Exchange Arcade provides a key connecting route through the centre of the building between Cross Street and St Ann's Square and is widely recognised as a retail and leisure destination.

2.4. The building consists of five main floors to parapet level, and two storeys above parapet level; it extends to eleven storeys in total (sub-basement to seventh floor included)

2.5. The units within the arcade, comprise a mix of number of A1 (retail) and A3 (café/restaurant) uses. Upper floors of the building are occupied by offices (B1 use).

2.6. Unit 19 is located in close proximity to the Cross Street entrance, located immediately to the right upon entering the shopping arcade from this direction. The unit is currently vacant, with the ground floor having been last occupied by a health and beauty salon (A2 use).

3. BACKGROUND

Relevant Planning History

3.1. There have been several planning consents and permissions granted for works to the Royal Exchange Arcade over the years. The most recent planning applications of relevance to the current proposal are listed below:

- 109321/FO/2015/C1: Planning application for the installation of exterior lighting to the building and agreement of a signage and a shopfront strategy. Approved 19th August 2015.
- 109322/LO/2015/C1: Listed Building Consent for external alterations including shopfronts, signage and a lighting scheme. Approved 19th August 2015
- 108145/FO/2015/C1: Refurbishment of vacant office space at 2nd, 3rd, 4th and 5th floor levels, the creation of a roof top terrace at 6th floor level, soft landscaping to east and west lightwell at 1st floor level, the installation of air conditioning and associated plant at roof level, elevation alterations to the ground floor reception area, and associated works. Approved 13th May 2015.

3.2. Application references 109321/FO/2015/C1 and 109322/LO/2015/C1 are of particular relevance to the current proposal. These applications secured planning permission and listed building consent for a signage, lighting, and refurbishment scheme. Importantly, the consents established a set of design guidelines for future shopfront and signage works to new and existing retail units, to create a uniform and co-ordinated visual impact.

4. THE PROPOSED DEVELOPMENT

4.1. Unit 19 comprises both a ground floor and basement level within the Royal Exchange Arcade. Both levels are currently vacant having been last occupied by a beauty salon (A2 Use). This planning application seeks consent for the use of the premises for a café/ retail outlet (A1/A3 use). Proposed opening hours being applied for are: Monday to Friday 7am to 8pm, Saturday 8am to 7pm and Sunday 8am to 6pm.

Physical Alterations

4.2. The main internal works required to facilitate occupation for this use comprise:

- Removal of existing partitions and construction of new metal stud and plasterboard partitions to create food preparation area and seating areas;
- Installation of dumb waiter;
- Introduction of new vertical feature wall panels;
- Introduction of new open feature screens to seating areas; and
- Patch plaster repairs to areas of proposed fabric removal and redecoration throughout.

4.3. The proposed works are described in detail within the accompanying application documents which include the proposed drawings and the method statement & schedule of works (prepared by BB Heritage Studio).

4.4. Full details of the demolition work involved is provided on the submitted demolition plans APM- CAFE3-8001 and APM- CAFE3-8002.

Operating Schedule and Smoking Strategy

4.5. The proposed café/ retail unit will be managed in accordance with an operating schedule, dispersal procedure and smoking strategy described below.

Prevention of Crime and Disorder

4.6. The Royal Exchange Arcade already have approved security measures in place. The arcade is protected by roller shutters at each entrance following closure of the units and there is a permanent on-site security presence monitoring CCTV.

4.7. The café/ retail unit will be equipped with an effective and adequate CCTV system with a digital recording facility. The system shall be maintained and operated at the premises. Recorded images will be retained for at least 28 days and will be available to the police upon request.

4.8. Regular toilet checks will be conducted by staff. The management will ensure that sufficient toilets with an appropriate number of male/female toilets as per British Standards are available. Sufficient lighting levels will be maintained.

Public Safety

4.9. The management shall:

- implement staff awareness schemes and training to ensure compliance with health and safety and fire prevention legislation;
- ensure fire extinguishers are regularly maintained and inspected;
- ensure the development and implementation of evacuation procedures; and
- ensure staff are trained to safely handle emergencies.

Smoking Strategy

4.10. Smoking is not permitted in any building, washroom, stairwell, common corridor, or lobby. A smoking area is located on Cross Street for those patrons of the premises who wish to smoke. The area will be in full range of a CCTV system with cigarette bins provided which are regularly emptied by staff.

5. RELEVANT LEGISLATION AND PLANNING POLICY CONTEXT

5.1. This section does not seek to repeat the relevant legislation and policies that are well known to officers, but rather consider the implications of these policies when applied to the current proposal.

5.2. The adopted development plan comprises:

- the Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy"), adopted by the City Council on 11th July 2012; and
- the saved policies within the Unitary Development Plan for the City of Manchester (the UDP) which was adopted by the Council on 21 July 1995;

5.3. In addition to the statutory development plan, the National Planning Policy Framework (the Framework) published in March 2012, should be given appropriate weight in the planning assessment.

5.4. The key policies of relevance are summarised below.

The Development Plan

5.5. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan is the starting point for the determination of the application. The application must be determined in accordance with the development plan unless material considerations indicate otherwise. This is reaffirmed within the Framework, including the requirement that applications, which accord with the development plan, should be approved without delay.

5.6. The development plan for the site comprises the policies of the Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy"), adopted by the City Council on 11th July 2012 and the saved policies within the Unitary Development Plan for the City of Manchester (the UDP) which was adopted by the Council on 21 July 1995 in so far as these have not been superseded by the Core Strategy.

5.7. Within the Local Plan, the site is designated within the boundary of the St Ann's Conservation Area and the boundary of the City Centre Shopping Area. As such, Core Strategy Policies CC1, CC2, CC7, CC9 and CC10 have been considered closely.

- **Core Strategy Policy CC1** defines City Centre is a strategic economic location and focus of employment growth in the City and City Region. Provision of a range of

economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities will be encouraged in the City Centre.

- **Core Strategy Policy CC2** confirms that ancillary commercial and leisure services (such as those within the A Use Class) are acceptable within the Primary Shopping Area, providing retail remains the predominant use and proposals do not conflict with other policies within the Local Development Framework.

- **Core Strategy CC7** confirms that the City Centre presents the most viable opportunities for mixed-use development and that active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function.

- **Core Strategy Policy CC9** seeks to ensure that development preserves or enhances the heritage assets that have been identified, including listed buildings and conservation areas.

- **Core Strategy Policy CC10** seeks to ensure the City Centre is a place for everyone and development which promotes this objective will be supported with particular reference to development which ensures high standards of accessibility to buildings.

5.8. **I**n addition, it is considered that the following policies are also of relevance to the proposal:

- **Core Strategy Policy EN3** requires new developments to be designed so as to preserve or, where possible, enhance the historic environment, the character, setting and accessibility of listed buildings and conservation areas. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

- **Core Strategy Policy EN19** states that developers will be required to submit a waste management plan to demonstrate how the waste management needs of the end user will be met.

- **Core Strategy Policy DM1** sets out the specific development management issues that development should have regard to including appropriate materials and

detail, effects on amenity including noise and odour, accessibility for disabled people and refuse storage and collection.

Saved Policies of the Unitary Development Plan for Manchester (July 1995)

The Unitary Development Plan (UDP) was superseded by the Core Strategy in 2012. However, a number of UDP polices have been 'saved'. Extant polices contained within the UDP which are relevant to the proposed scheme include:

- **UDP Policy DC10** seeks to ensure that food and drink uses protect the amenity of nearby residents.
- **UDP Policy DC14** seeks to ensure that the frontages and signage of commercial premises are in keeping with the character of the building and the surrounding area.
- **UDP Policy DC26** aims to minimise the adverse impact of noise on noise-sensitive developments.

Other Policy Considerations

National Planning Policy Framework (the Framework)

5.9. The Framework was published on 27 March 2012 and sets out the central role of the planning system, which is to contribute to the achievement of sustainable development. At the core of the Framework is the presumption in favour of sustainable development. One of the key dimensions of sustainability is protecting and enhancing our historic environment (NPPF paragraph 7).

5.10. The NPPF makes it clear that a proposal that fails to adhere to historic environment policies in the NPPF is not sustainable development. The 12 Principles set out in Paragraph 17 include the need to "*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*". Section 12 (Paragraphs 126 – 141) of the NPPF is specific to conserving and enhancing the historic environment.

5.11. Para 131 states *'in determining planning applications, local planning authorities should take account of:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*

- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.'*

5.12. Para 132 states *'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.'*

5.13. The NPPF requires (at paragraph 14) that applications which accord with the development plan be approved without delay. Where the development plan is absent, silent or relevant policies are out of date, applications should be approved unless there are any adverse impacts attributed to doing so, that would significantly and demonstrably outweigh the benefits of the development when this is assessed against the policies in the Framework as a whole, or where specific policies in the Framework indicate that development should be restricted.

5.14. Chapter 7 of the NPPF is important, as it requires all developments to deliver good design. The NPPF states that local Planning policies and decisions should aim to ensure that developments will function well and add to the overall quality of the area (paragraph 58).

5.15. Finally, the NPPF clarifies at paragraph 39, that when considering parking standards, LPA's should take in to account the accessibility of the development and the availability of public transport.

Planning (Listed buildings and Conservation Areas) Act 1990

5.16. As the site falls within the St Ann's Conservation Area, Section 72 of the Act is of relevance as it requires the Local Planning Authority to pay special attention to the 'desirability of preserving or enhancing the character and appearance' of the designated area. Consequently, it is important to consider the site as a contributor to the setting of the conservation area, and to consider the impact of the proposed development on this aspect of the wider historic environment.

5.17. Section 66 of the Act requires the Local Planning Authority to "have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses," when considering whether to grant planning permission.

Guide to Development in Manchester Supplementary Planning Document (2007)

5.18. This document aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development that everyone wants to see in Manchester. The sections of the guide that have been considered in the development of the proposed scheme include:

- Section 1 'Creating a Sense of Place' aims to encourage the creation of places which are welcoming, inclusive, neighbourly, interesting and attractive.
- Section 2 'Design' provides guidance under seven key principles recognised as being urban design characteristics which together create successful places.
- Section 3 'Accessibility' sets out design principles that will help to achieve accessible development and refers to the guidance document 'Design for Access 2' which provides detailed information on design standards.
- Section 4 'Environmental Standards' considers energy efficiency, the use of renewable energy and water and waste management.
- Section 8 'Community Safety and Crime Prevention' promotes a safer environment.

Design for Access 2

5.19. Adopted in 2003, Design for Access 2 remains Manchester City Council's best practice guidance on inclusive design standards. Design for Access 2 is a manual for architects, planners, engineers, landscape architects and other designers and sets out the City's aspirations for inclusive development.

6. COMPLIANCE WITH THE DEVELOPMENT PLAN

Principle of Development

6.1. The unit is located within the Primary Shopping Area where ancillary commercial and leisure services (such as those within the A Use Class) are acceptable, providing retail remains the predominant use and proposals do not conflict with other policies within the Local Development Framework.

6.2. Within the Royal Exchange Arcade there are 16 units that comprise the ground floor internal frontages which link Cross Street with St Ann's Square. Of these, 14 units (87%) are currently in A1 (retail use), with one unit occupied by an A2 use (6%) a further unit occupied by an A3 use (6%) and one vacant unit evident (the application site). It is clear from this study, that following the proposed change of use, the key frontages within the internal arcade retail would remain predominantly in A1 use.

6.3. Subject to compliance with the heritage and development management policies within the Core Strategy it is therefore considered that the principle of development is acceptable and in accordance with policies CC1, CC2 and CC7 of the Core Strategy.

Heritage Asset and Design Considerations

6.4. The application site is located within the Grade II Listed Royal Exchange Arcade, which in turn is located within the St Ann's Conservation Area. In view of this, a Heritage Statement has been prepared by BB Heritage Studio to appropriately assess the impact of the proposed development upon the significance of the identified Heritage Assets.

6.5. The statement confirms that the proposed fit-out seeks to ensure that the character of the heritage asset and its setting within the arcade has a positive impact. The proposed works will have a minimal impact on the historic fabric, with the new interventions ensuring the unit is brought back into use. In this regard the proposed works will sustain the significance of the heritage asset and ensure that it is put it to a viable use.

6.6. The alterations associated with the proposed fit-out have been carefully considered and the disturbance to the historic fabric is minimal and limited to those works which are considered necessary to bring the unit back into a viable use.

6.7. The proposals will have a minimal or negligible impact on the significance of the heritage asset. Consequently, the proposed development is consistent with the desirability of new development to make a positive contribution to local character and distinctiveness and

therefore accords with the requirements of the NPPF, paragraphs 131 and 132 in addition to Policy CC9.

Amenity

Odour

6.8. To comply with Building Regulations and ensure a safe and clean internal environment, a level of fume extraction is required for the cafe. The application is accompanied by an Odour Impact Assessment which confirms that the proposed development does not include any external equipment for fume extraction/ventilation.

6.9. The system will comprise a fume filtration unit. The three-part filter system comprises a washable aluminium mesh for removing large grease particles; a washable foam layer which absorbs fine grease particles; and a replaceable activated charcoal filter. Once treated, air will then be discharged and re-circulated internally. As the proposed kitchen equipment is electrically powered, no fresh air supply will be required.

6.10. The noise levels that would be generated from the internal fume filtration unit are negligible and therefore no acoustic attenuation measures are required to reduce the equipment's noise output.

6.11. The Odour Assessment confirms that the proposed kitchen filtration unit has been appropriately designed and will ensure there will be no adverse impacts in terms of generation of fumes/odours. For these reasons the ventilation strategy is compliant with Core Strategy policy DM1.

Accessibility

6.12. Access to the ground floor unit is a level threshold from the Royal Exchange Arcade, which in turn provides level access from Cross Street and St Ann's Square. The proposals have been designed to ensure the following compliance with Design for Access 2 and therefore:

- all the internal doors have a clear opening of at least 850mm;
- at the leading edge of the doors to the accessible area, is there a clear wall space of at least 450mm provided;
- the closing force of the door will be less that 20N;
- the door furniture, will contrast with the door itself;
- kicking plates of 250mm in height will be provided to both sides of the doors;

- a vision panel of minimum width 15mm will be fitted to all doors (with the exception of the toilets;
- the fully glazed door will have permanent contrasting strips at heights of 1000mm and 1500mm above ground;
- there will be a CCTV entry system for security;
- any matts will be flush with the floor;
- there will be a 2000mm turning circle in front of the servery;
- floors will have a slip resistant covering; and
- Disabled toilet facilities are conveniently located within the Royal Exchange Theatre which is directly adjacent to the Cross Street entrance.

Refuse and Collection

6.13. The proposals for waste management will be in accordance with the approved procedures for the Royal Exchange Arcade already in place.

6.14. Facilities for the storage of refuse and recyclable waste are internal within the unit. Staff members are responsible for regularly taking the waste to the bin store area located adjacent to the car park (shown on Landlords Refuse Collection Area Plan), from where it is the responsibility of the buildings management company to take this to the main refuse collection point (shown on Main Refuse Collection Area Plan), where a private refuse collection company is responsible for roadside collections.

6.15. A Waste Management Strategy Pro-forma has been prepared and submitted. For the reasons outlined above and within the Pro-forma, waste management and deliveries associated with the development will be in accordance with Core Strategy policies EN 19 and DM 1, saved UDP policy DC22.1 and the Guide to Development in Manchester SPD.

Conclusion on Compliance with the Development Plan

6.16. The proposed use is in accordance with the relevant policies of the adopted Development Plan and are capable of meeting all of the relevant requirements of the development management policies identified within the Development Plan.

7. OTHER MATERIAL CONSIDERATIONS

National Planning Policy Framework

7.1. Paragraph 14 of the Framework sets out the presumption in favour of sustainable development. This lies at the heart of the Framework. It states that development, which accords with the development plan, should be approved without delay. In circumstances where the development plan is absent, silent or relevant policies are out-of-date, it states planning permission should be granted for sustainable development unless:

'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework when taken as a whole; or specific policies in this Framework indicate development should be restricted'

7.2. The Framework requires that an overall approach is taken to sustainable development incorporating social, economic and environmental elements (paragraph 7). These elements should not be considered in isolation.

7.3. Paragraph 6 of the Framework makes clear that Sustainable Development means consideration of development proposals against paragraphs 18 - 219 of the Framework as a whole. Such an assessment should be read in the context of the three dimensions set out in paragraph 7 of the Framework and the guidance at paragraphs 8-17. All elements of a scheme should be balanced; even if there is a conflict with one aspect of policy, a development may still be sustainable.

7.4. The following is an assessment of the proposed development against the relevant policies of the Framework:

Building a Strong Competitive Economy

7.5. The Framework confirms, at paragraph 18, that the Government is committed to securing economic growth in order to secure jobs and prosperity. Planning should not be an impediment to sustainable growth and significant weight should be placed on the need to support economic growth through the planning system (paragraph 19). The proposed development will support eight full-time equivalent (FTE) jobs.

Promoting Sustainable Transport

7.6. The application site occupies a highly sustainable location; being located within the City Centre Primary Retail Area and therefore in very close proximity to other retail, leisure and employment uses in addition to all rail, bus and metrolink services.

Requiring Good Design

7.7. The design of the proposed development has evolved with due consideration of its context and the relationship with adjoining properties. Section 6 of this statement demonstrates the scheme's compliance with the relevant design policies within the approved development plan.

7.8. Given the foregoing, it is considered that the proposals are consistent paragraphs 56-68 of the Framework.

Meeting the Challenge of Climate Change & Flooding

7.9. The site is in a highly sustainable location with excellent access to public transport. The location of the development is consistent with the objective of minimising the need to travel and thereby minimising any contribution of vehicle emissions to climate change.

7.10. The proposed development will involve the re-use of vacant unit back into beneficial use.

7.11. Overall, the proposals would accord with the Framework in terms of meeting the challenge of climate change.

Conserving the Historic Environment

7.12. The unit is located within a Grade II listed building and St Ann's Conservation Area in addition to being within the setting of a number of other listed buildings. In view of this, a Heritage Statement has been prepared by BB Heritage Studio to appropriately assess the impact of the proposed development upon the significance of the identified Heritage Assets. Section 6 of this report summarises the findings of that report which confirms that the proposal meets the requirements of paragraphs 56 – 68 of the NPPF which emphasise the need for the integration of new development into the built and historic environment (NPPF paragraph 61).

Decision Taking

7.13. The chapter on decision-taking in the Framework reinforces the requirement for the local planning authority to take a positive and pro-active approach that looks for solutions rather

than problems (paragraphs 186, 187, 190). It reaffirms that applications should be determined in accordance with the development plan unless material considerations indicate otherwise and that the Framework is a material consideration in planning decisions (paragraph 196).

7.14. Paragraph 197 repeats the requirement that, in assessing and determining proposals, Local Planning Authorities should apply the presumption in favour of sustainable development. The proposed development comprises sustainable development in accordance with the definition set out in the Framework. In the circumstances, a positive approach and grant of planning permission would be consistent with the decision-taking chapter of the Framework.

Conclusion on Sustainable Development

7.15. The development proposals have been assessed against the definition of sustainable development contained in the Framework (paragraphs 18. 219). Overall, it is clear that the proposal comprises a sustainable development, attaining the requisite beneficial economic, social and environmental outcomes that are now enshrined in national planning policy.

7.16. There are no policies in the Framework, which indicate permission should be refused. Rather the application should be determined having regard to the presumption in favour of sustainable development (para 14) this is a material consideration that should be afforded significant weight in determination of this planning application.

Compliance with the Framework

7.17. Material considerations have been identified that provide further support to the application proposals. The development would accord with the principles of sustainable development as set out in Framework.

8. CONCLUSIONS

8.1. The proposal provides the opportunity to re-use a vacant unit, located within a highly sustainable city centre location within the Primary Shopping Area of the city centre for an A1/A3 use which will provide a positive contribution towards the vitality and viability of the Royal Exchange Arcade.

8.2. The proposals have been assessed against the development plan, which must be assessed as a whole in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, and found to be in general compliance with the up to date policies that are in accordance with the National Planning Policy Framework;

8.3. The principle of development is acceptable and in accordance with policies CC1, CC2 and CC7 of the Core Strategy.

8.4. Considerable importance has been placed upon the location of the development site and the potential impact upon the identified heritage assets. The submitted Heritage Statement concludes that the Proposed Development will have a minimal or negligible impact on the significance of the heritage asset in accordance with Policy CC9.

8.5. The application site is capable of meeting all of the relevant requirements of other technical/ development management policies identified within the Development Plan and material considerations have been identified that provide further support to the application proposals.

8.6. The development proposals have also been assessed against the definition of sustainable development contained in the Framework (paragraphs 18. 219). Overall, it is clear that the proposal comprises a sustainable development, attaining the requisite beneficial economic, social and environmental outcomes, which are now enshrined in national planning policy.

8.7. In addition, the benefits of the proposal would be:

- Generation of eight full-time equivalent (FTE) jobs; and
- Direct employment through construction jobs related to the shop re-fit;

8.8. On this basis, the application is considered to accord with the Development Plan, and there are no material considerations which indicate the application ought to be considered otherwise. We therefore respectfully ask therefore that the application be granted without delay in accordance with the presumption in favour of development.