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Planning, Development & Heritage Consultants

Bruntwood Estates Ltd

South Central, 211-217 Deansgate,
Manchester, M3 3NW

Planning and Heritage Statement

7 December 2016

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Job Number: 16.1043

Project: South Central

Client: Bruntwood Estates Ltd

File Name: Planning and Heritage Statement

Document Preparation/Checking Record:

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Document Revision Record:

Issue No.	Date	Details of Revisions

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Appendix 1: Waste Management Strategy Pro-forma

1. Introduction

1.1 This Planning and Heritage Statement has been prepared by Paul Butler Associates on behalf of Bruntwood Estates Ltd. It forms part of an application for a proposed scheme at South Central, 211-217 Deansgate, Manchester, M3 3NW. The proposal is for the *'change of use from retail (Use Class A1), financial and professional services (Use Class A2) and office (Use Class B1a) to a mixed use restaurant/bar (Use Class A3/A4) with external alterations'.*

Structure of the Statement

1.2 In order to provide a clear understanding of the proposed scheme and its relationship with the surrounding area, this statement includes:

- A description of the application site and surrounding area;
- A review of the application site's planning history;
- An overview of the proposal;
- A review of the relevant national and local planning policy guidance; and,
- An appraisal of the proposal against its planning policy context.

Supporting Information

1.3 The planning application is supported by a series of architectural drawings, prepared by Bridge Architects, and the following information:

- Planning and Heritage Statement prepared by Paul Butler Associates (This document).
- Crime Impact Statement prepared by Greater Manchester Police Design for Security.
- Acoustic Planning Report prepared by Sandy Brown.
- Ventilation drawings prepared by The Design Studio.

2. The Application Site and Surrounding Area

The Application Site

2.1 The application site relates to 211-217 Deansgate, Manchester, M3 3NW which forms part of the South Central building. South Central is bounded by Bootle Street to the north, Peter Street to the south, Jerusalem Place to the east and Deansgate to the west (see figure 1).

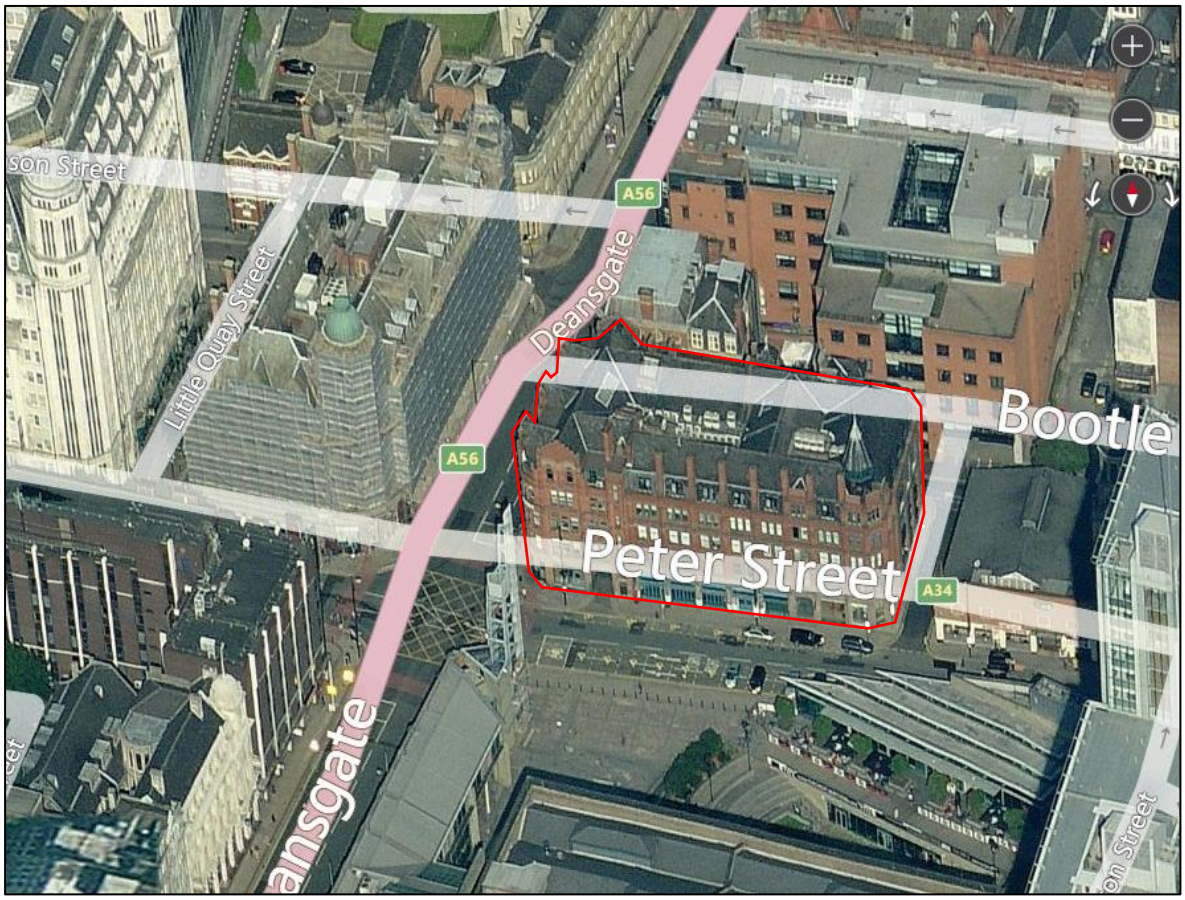

Figure 1: Aerial view of South Central.

2.2 The floorspace to be converted is located on the west side of South Central and fronts Deansgate with return elevations to Peter Street and Bootle Street. As shown by the submitted application drawings, floorspace at basement, ground, and first floor of the building is to undergo conversion.

2.3 The application floorspace includes a vacant A1 use class retail unit (formerly occupied by 'Ellis Brigham Mountain Sports') at ground floor and basement level, and an A2 use class estate agents (currently occupied by 'Jordon Fishwick') at ground floor only. Vacant B1a office accommodation is located on the first floor.

2.4 Externally, the application premises comprise full height frameless glazing at ground floor level. The two commercial units are accessed via entrances on the Deansgate/Peter Street and Deansgate/Bootle Street corners of the building. The commercial units are divided by a central entrance/lobby which provides access to the first floor office suite via a staircase.

2.5 South Central is a substantial 5 storey building constructed of red brick with stone detail. The ground floor is faced with sandstone and the roof is slate. The building is located within the Deansgate/Peter Street Conservation Area and although not nationally listed is of architectural and heritage interest dating from around 1880. An historic plan of the area dating from 1888 indicates that it was a packing warehouse for John Stevenson & Sons Ltd called Central Buildings.



Figure 2: View of Deansgate/ Peter Street corner of South Central.



Figure 3: View of Deansgate/ Bootle Street corner of South Central.

2.6 The upper floors of South Central are occupied by office accommodation which is primarily accessed via a ground floor reception area located on the Peter Street/Jerusalem Place corner of the building. 'Revoloucion de Cuba', a restaurant/bar

occupies ground floor and basement space of the building. The basement of the building is also occupied by '42nd Street Nightclub', which is accessed from Bootle Street.

The Surrounding Area

2.7 The site is located in the heart of the City Centre. The subject units front Deansgate (A56) and Peter Street (A34) both of which are key vehicular and pedestrian routes though the City Centre.

2.8 As noted above, the site falls within the Deansgate/Peter Street Conservation Area. The designation was made by the City Council on 26 June 1985, when several city centre conservation areas were designated and existing ones extended. It includes much of the area surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street. Manchester City Council's website notes that generally, streets in the area are totally built up, presenting a complete street-wall frontage even though occasionally some buildings are set back behind the building line. At road junctions, buildings have traditionally 'held' the corner by some form of architectural emphasis. Generally, buildings in the area display the Manchester characteristic of a tri-partite subdivision of the elevations, consisting of an over-large ground floor, a less highly modelled middle section and a varied top level seen against the sky. These characteristic features are all exhibited by South Central which makes a positive contribution to the appearance of the conservation area.

2.9 Buildings in the area are predominantly in commercial use, typically with office accommodation on upper levels and retail/leisure/food and drink uses at ground floor level. In addition to 'Revoloucion de Cuba', other nearby food and drink uses include 'Sakana', 'Albert's Schloss' and 'Brew Dog' (on Peter Street); 'No 1. Watson Street' and 'Zaika' (on the ground floor of the Great Northern Tower); 'Evuna', 'Grindsmith', 'Pane Vino', (on Deansgate); and, 'Almost Famous', 'Home Sweet Home', 'All Star Lanes bowling alley', and 'B.eat Street' (forming part of the Great Northern Leisure complex).

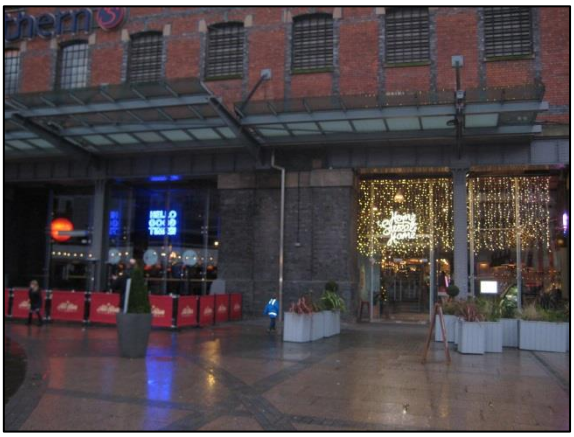

Figure 4: Photograph of 'All Star Lanes bowling alley' and 'Home Sweet Home'.



Figure 5: Photograph of 'Albert's Schloss' on Peter Street.

2.10 The application site is close to the Manchester Central Convention Complex which hosts exhibitions and conferences of national significance and represents an important boost to the City and wider region in terms of visitor numbers and economic activity. Some of the City's premier hotels, including 'The Hilton' (occupying the lower 23 floors of Beetham Tower), 'Radisson Blu Edwardian', and 'The Midland' are also located nearby and service a buoyant tourism, visitor and leisure economy in Manchester.

2.11 There is little residential accommodation in the immediate vicinity of the site. The nearest apartments are within the Great Northern Tower located approximately 120m to the south east of the site.

3. Planning History

3.1 A review of Manchester City Council's online 'Public Access' system was undertaken on 25.11.2016 and identified a planning history associated with South Central. The applications identified are set out below:

Planning reference	Location (as per MCC database)	Description of development	Decision and date
098710/AOH/2012/C1	South Central	Installation of a temporary scaffold shroud incorporating an internally illuminated advertisement hoarding for a temporary period of 3 months.	Approved 27 Apr 2012
081867/FO/2007/C1	South Central	Change of use to A1 (Retail) or A2 (financial and professional services) including the installation of a new shopfront.	Approved 28 Mar 2007
080629/JO/2006/C1	South Central	Variation of Condition No.6 imposed upon application reference 078062/FO/2005/C1 to allow an increase in opening hours from 11.30 a.m to 12.00 (midnight) - Monday-Saturday and 11.30 a.m-11.00 p.m Sunday and Bank Holidays to 6.00 a.m to midnight Monday-Saturday and 6.00 a.m to 11.00 p.m on Sundays and Bank Holidays.	Approved 23 Nov 2006
079802/FO/2006/C1	South Central	Elevational alterations including formation of new entrance and installation of canopy.	Approved 04 Sep 2006
078062/FO/2005/C1	South Central	Change of use from A1 to A3 with associated external alterations.	Approved 23 Aug 2006
057042/AO/CITY1/99	South Central	2x illuminated projecting signs, illuminated high level lettering,	Approved 21 Feb 2000

		illuminated high level oval sign and illuminated lettering at fascia level.	
055189/FU/CITY1/98	South Central	Change of use of part of ground floor from car showroom to office/reception.	Approved 24 Nov 1998
070601/AOH/2004/C1	211 Deansgate	Erection of a PVC micromesh scaffold shroud advertisement externally illuminated.	Application temporarily approved 07 Apr 2004
F/AD03474	211 – 213 Deansgate	Illuminated fascia name and trade signs on front and side elevations of shop.	Approved 26 October 1981
F/AD00906	213 Deansgate	Illuminated fascia name sign incorporating illuminated double sided box sign on front elevation of shop, projecting over highway (a & b).	Approved 23 Jan 1976
082873/AO/2007/C1	217 Deansgate	Installation of 3 no. halo illuminated individual letter fascia signs located behind the glazing.	Approved 19 Jul 2007
F05491	217 Deansgate	New shop front to tobacconist shop.	Approved 8 Oct 1976

3.2 An extensive planning history was identified for the subject building with applications having been submitted for various changes of use, external alterations, and for the display of advertisements. The application of most interest is 078062/FO/2005/C1 which was submitted for *'Change of use from A1 to A3 with associated external alterations'*. The application was approved on 23 August 2006 confirming that A3 'Food and Drink' use has previously been accepted in this location by Manchester City Council.

3.3 Several more recent applications have also been identified which have granted planning permission for food and drink uses nearby, including at 'B.eat Street' (planning permission

111120/FO/2016/C1 – approved 29.04.2016); 'Home Sweet Home' (planning permission 102288/FU/2013/C1 – approved 25.04.2013); and 'Albert Schloss' (planning permission 100864/FO/2012/C1 – approved 15.02.2013). These planning permissions confirm that the principle of food and drink uses in this location is acceptable.

4. The Proposal

4.1 The proposal is for the change of use of 211-217 Deansgate from retail (Class A1), financial and professional services (Class A2) and office (class B1a) to a mixed use restaurant/bar (Class A3/A4) with external alterations.

Use

4.2 At this stage, an end operator for the bar/restaurant is yet to be confirmed although talks between the applicant and a prospective occupier are progressing.

4.3 The proposed hours of operation reflect those of other licensed premises within the area and are:

- 10:00 to 01:30 Sunday to Thursday; and
- 10:00 to 03:30 Friday and Saturday.

External Alterations

4.4 Various external alterations are proposed to the facilitate the proposed change of use, these include:

- The creation of a new main entrance on Peter Street with the installation of new double glazed doors with metal frames. The entrance will have a level threshold and provide wheelchair access into the premises.
- The removal of existing metal rollershutters from the Bootle Street elevation and the installation of new painted hardwood timber panelled screen incorporating exit doors.
- Removal of the existing doorways located on the Deansgate/Bootle Street and Deansgate/Peter Street corners of the building.
- Replacement of the existing glazed doorway located centrally within the Deansgate elevation of the building with new double glazed doors with metal frame.
- New double glazing to the existing shopfront.

4.5 Signage is not being applied for as part of this planning application. Details of signage will form part of a future application for advertisement consent once the end operator is confirmed.

Internal Alterations

4.6 Various internal alterations are proposed as part of the conversion of the application floorspace. Although the application drawings are indicative at this stage, they show the provision of a seating space, bar area, bin store and cloak room at ground floor level. Two staircases and a DDA lift provide access down to the basement bar area and seating space. Male and female toilets and a DDA toilet are also provided at basement level. The first floor will accommodate the kitchen, staff room, storage areas, office, and male and female WCs. Access to the first floor is provided by a staircase and the DDA lift.

Operating Schedule, Dispersal Procedure and Smoking Strategy

4.7 The proposed restaurant/bar use will be managed by the end operator in accordance with an operating schedule, dispersal procedure and smoking strategy as detailed below:

Operating Schedule

4.8 The operating schedule demonstrates the scheme's compliance with the Council's licensing objectives, namely: the prevention of crime and disorder; public safety; the prevention of public nuisance; and, the protection of children from harm.

Prevention of Crime and Disorder

4.9 A stringent management policy will be instigated to ensure a safe and enjoyable environment is created for patrons and to reduce any occurrence of antisocial behaviour or adverse impact on amenity.

4.10 The premises 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.

4.11 Any person who appears intoxicated or is behaving in a disorderly manner will not be allowed to enter the venue. Staff will be trained to deal with intoxicated or disorderly customers in an appropriate manner and to recognise any suspicious behaviour. If necessary, the management will implement a search policy to prevent drugs or offensive weapons entering the premises.

4.12 The management shall seek advice from Greater Manchester Police's City Safe Team if required. Any person found to be using drugs will be removed from the premises. Any person found dealing drugs will be detained and handed to the police.

4.13 Regular toilet checks will be carried out by staff to ensure no one is conducting criminal activities. The management will ensure that an appropriate number of male/female toilets, that are sufficient in nature as per British Standards, are available. Sufficient lighting levels will be maintained. The management will install toilet attendants should problems occur.

4.14 Security Industry Authority (SIA) accredited door staff will be employed at the venue at peak times and in accordance with licensing requirements. The door staff will wear high visibility armbands which will clearly display their SIA badge.

Public Safety

4.15 Staff will undergo a training programme to ensure compliance with health and safety and fire prevention legislation. The management will ensure that fire extinguishers are regularly maintained and inspected and will ensure the development and implementation of evacuation procedures.

4.16 The management shall implement staff awareness schemes and training to ensure compliance with health and safety and fire prevention legislation.

4.17 The management will ensure the development and implementation of evacuation procedures.

4.18 All staff will be trained to safely handle emergencies.

Prevention of Public Nuisance

4.19 The Management will operate a Dispersal Procedure (see below).

4.20 The recommendations of the accompanying Acoustic Planning Report prepared by Sandy Brown will be adhered to.

4.21 Noise from amplified music shall not reach a level such as to cause noise nuisance to the occupants of nearby premises.

4.22 Staff and management will not empty bins late at night, in order to avoid noise disturbance.

Protection of Children from Harm

4.23 Staff will be vigilant towards underage drinking. Prominent signage will be displayed about the laws relating to children and alcohol.

4.24 The venue will operate a "Challenge 21" policy, with staff trained at six monthly intervals in the law regarding sale of alcohol to underage people. Only photographic driving licences, passports, HM Forces cards, National Identity Cards or identification with the "PASS" hologram will be accepted.

4.25 All staff and operators shall be informed that they have a shared responsibility for being satisfied as to the age of customers before alcohol is sold.

Smoking Strategy

4.26 It is anticipated that smokers will stand by the main entrances of the premises. These areas will be monitored by staff and will be covered by the CCTV system.

4.27 A wall-mounted cigarette disposal bin will be provided. Anyone seen dropping cigarette butts will be asked by staff to pick them up and dispose of them.

4.28 Signs and staff will request customers to keep noise to a minimum. Customers ignoring these instructions may not be readmitted to the premises and may be barred from the premises in the future.

Dispersal Procedure

Introduction

4.29 A Dispersal Procedure is dedicated to making the maximum contribution to the effective dispersal of customers, by exercising pro-active measures, towards and at the end of trading, to move customers from the venue and its immediate area in such a way as to cause minimum disturbance or nuisance, and to make minimum impact upon the neighbourhood in relation to potential nuisance, antisocial behaviour and crime.

4.30 The Dispersal Procedure set out below comprises of a series of pro-active measures which will be used by the Management and Staff of the premises, towards and at the end of the evening to ensure that clientele disperse safely.

4.31 Patrons will not be permitted to take drinks out of the venue, with staff removing any bottles or glasses from patrons as they leave.

Dispersal Procedure Action Plan

1. Licensing Conditions

4.32 Management will ensure that the conditions of the Premises Licence will be strictly adhered to. This will encourage the dispersal of patrons gradually; both during the latter stages of service and following closure of the bars.

2. End of Evening Operational Policies

4.33 During the latter stages of service of the bars, the service will be reduced in number and some staff will be reallocated to collecting glasses and assisting with customer departure.

4.34 The management will implement a 'winding down period' during the last 30 minutes of service and no alcohol will be sold. At this time staff, together with SIA accredited door staff, will assist with the orderly and gradual dispersal of patrons, actively discouraging customers from assembling outside the venue. Staff shall advise patrons to leave the premises quickly and quietly. Lighting levels will be increased and ambient 'walkout' music will be played to encourage the gradual dispersal of patrons.

4.35 Staff will encourage a gradual dispersal and remind any customers in high spirits to keep noise to a minimum.

3. Notices at Exit

4.36 Prominent notices will be placed around the exits, requesting customers to leave quietly with consideration and respect for local residents.

4. Staff

4.37 Employees will be responsible for:

- Encouraging customers to finish their drinks and progress to the exit throughout the latter part of 'drinking up' time.
- Drawing customers' attention to notices around the exit upon departure and reminding them to be considerate.
- Ensuring the removal of all glasses and bottles from any customer attempting to leave the venue with these. Clearing any 'removed' bottles or glasses from the exit point.
- Discouraging customers from congregating outside the premises.
- Assisting customers with the ordering of taxis or directing them to taxi ranks, and other public transport nodes.
- Dispersing people away from the doorway at the close of business and discouraging loitering.
- Staff will also be advised to leave the premises in a quiet and considerate manner.

5. Taxi Services

4.38 Telephone numbers for taxi firms will be displayed at prominent locations within the premises. Any recommended taxi firms will be required to collect customers efficiently and quietly.

4.39 The management will provide patrons with a telephone number of a private hire taxi firm if requested, on the condition that the taxi firm will operate a ring back system and not create any additional noise either by sounding their horn or leaving their engine running while they wait for customers.

4.40 Customers will be directed to various taxi drop off/ pick up points by door supervisors should they require directions.

6. Door Supervisors

4.41 Door supervisors working outside the premises will communicate with the Management. Their role will be to communicate and deal with potential problems and encourage the customers to disperse quickly and quietly.

4.42 Door Supervisors will wear high visibility SIA armbands and remain outside the premises until all customers have left the premises and immediate area.

7. Staff Departure

4.43 Prior to departure staff will pick up any rubbish from the pavements surrounding the premises.

4.44 Consideration will also be given to staff departure. Staff will be required to lock up and leave quietly.

8. Staff Training

4.45 All new staff will be trained in operating the Dispersal Procedure. Training will ensure understanding and implementation of all parts of the Dispersal Procedure.

9. Neighbour Liaison Charter

4.46 Any existing or future residents living in buildings within the vicinity of the premises will be given a copy of the Dispersal Policy on request. Should residents have issues/suggestions in relation to the Dispersal Procedure, they would be welcome to speak to the Management of the premises.

10. Review

4.47 The Dispersal Procedure will be reviewed regularly in order to maximise its impact. Every three months the Management, Premises licence holder and Head Doorman will discuss the dispersal policy to see if any improvements or alterations are necessary.

5. Planning Policy Context

5.1 Planning policy guidance of relevance to the proposed scheme, and which provides the context for its assessment, is set out within the following documents:

- The National Planning Policy Framework (NPPF); and,
- The Development Plan for Manchester.

National Planning Policy Framework (NPPF)

5.2 Published on 27 March 2012, the National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The document states that the purpose of the planning system is to contribute to the achievement of sustainable development. Of relevance to the proposed scheme it states that:

- Pursuing sustainable development involves seeking positive improvements in the quality of the built and historic environment, as well as in people's quality of life, including: making it easier for jobs to be created; replacing poor design with better design; and, improving the conditions in which people take leisure (paragraph 9).

- Planning should enhance and improve the places in which people live; proactively drive and support sustainable economic development to deliver business; secure high quality design and a good standard of amenity; promote the vitality of our main urban areas; encourage the reuse of existing resources, including conversion of existing buildings; encourage the effective use of land by reusing it; promote mixed-use developments; conserve heritage assets; and, focus development in locations which are sustainable (paragraph 17).

- Encouraging sustainable economic growth and ensuring that businesses are not overburdened by planning policy expectations and are afforded the flexibility to expand (Section 1).

- Planning policies should be positive, promote competitive town centre environments, encourage growth and support the viability and vitality of town centres (Section 2).

- Encouraging developments to take the following into account: maximising opportunities for sustainable transport modes; accommodating the efficient delivery of goods and supplies; giving access to high quality public transport facilities; and, considering the needs of people with disabilities (Section 4).

- Achieving high quality and inclusive design for all development, including individual buildings. Developments should: function well and add to the overall quality of the area; establish a strong sense of place using streetscapes and buildings to create attractive and comfortable places to live, work and visit; create and sustain an appropriate mix of uses; respond to local character and history; create safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion; and, be visually attractive (Section 7).

- Facilitating social interaction and creating healthy and inclusive communities by amongst other things: promoting opportunities for meetings between members of the community through mixed-use developments and active street frontages; and, creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion (Section 8).

- Contributing to the enhancement of the local environment by encouraging the effective use of land by re-use of previously developed brownfield land (Section 11).

- Striving to retain and enhance the significance of heritage assets and their settings (Section 12).

The Development Plan for Manchester

5.3 The Development Plan for Manchester comprises the following documents:

- The Core Strategy Development Plan Document (July 2012);
- Saved policies of the Unitary Development Plan for Manchester (July 1995);

- The Guide to Development in Manchester Supplementary Planning Document and Guidance (April 2007); and,
- The Design for Access (December 2003).

The Core Strategy Development Plan Document (July 2012)

5.4 The Core Strategy, adopted in July 2012, is the key Development Plan Document against which proposals should be judged. Core Strategy objectives and policies of particular relevance to the proposed scheme include:

- Policy SP 1 'Spatial Principles' which states that the Regional Centre will be the focus for economic and leisure activity; and, that development should enhance/protect the built/natural environment, reuse previously developed land wherever possible and improve access to jobs.

- Policy EC 1 'Employment and Economic Growth in Manchester' which seeks to ensure design makes efficient use of a site or building, enhances the sense of place of the wider area and minimises detrimental impacts on adjacent uses.

- Policy CC 1 'Primary Economic Development Focus' which states that a range of uses, including leisure, will be encouraged in the City Centre, to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.

- Policy CC 4 'Visitors - Tourism, Culture and Leisure' which states that the City Centre will be the focus for culture and leisure; and, promotes development which improves facilities for visitors and residents.

- Policy CC 7 'Mixed Use Development' which states that active ground floor uses (food and drink/leisure) will be appropriate in locations which have an established public function, or as part of a development which will create such an environment.

- Policy CC 9 'Design and Heritage' which states that development in the City Centre should preserve or enhance heritage assets, including the City's conservation areas.

- Policy CC 10 'A Place for Everyone' which promotes developments which increase the diversity of activity in the City Centre.

- Policy C 10 'Leisure and the Evening Economy' which supports evening and night time economy uses which contribute to the city centre's vitality and the creation of a safe, inclusive evening economy and which do not have a detrimental impact on residential amenity in terms of noise, traffic and disturbance.

- Policy C 1 'Centre Hierarchy' which states that development of town centre uses will be prioritised in centres, taking account of the different roles of the City Centre.

- Policy T 2 'Accessible area of opportunity and need' seeks to ensure that new development is accessible by walking/cycling/public transport.

- Policy EN 1 'Design Principles and Strategic Character Areas' which states that development in Manchester must follow the seven principles of urban design and should have regard to the strategic character area in which the development is located. With regards to development in the City Centre developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.

- Policy EN 3 'Heritage' which sets out that new developments must be designed so as to support the Council in preserving/enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance including conservation areas.

- Policy DM 1 'Development Management' which sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; and, impact on the surrounding areas in terms of the

design, scale and appearance of the proposed development; effects on amenity; accessibility to disabled people; community safety and crime prevention; and refuse storage and collection.

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

5.5 The UDP was superseded by the Core Strategy when the latter was adopted in 2012. However, a number of UDP polices were 'saved'. Extant polices contained within the UDP which will be relevant to the proposed scheme include:

- Policy DC10 'Food and Drink Uses' which seeks to ensure that food and drink uses protect the amenity of nearby residents; have safe and convenient arrangements for servicing; ease of access for all including disabled people; and provide for adequate storage and collection of refuse and litter.

- Policy DC14 'Shop Fronts and Related Signs' which seeks to ensure that the frontages and signage of retail and other commercial premises are in keeping with the character of the building and the surrounding area.

- Policy DC18.1 'Conservation Areas' seeks to protect, preserve and enhance the character of the city's conservation areas.

- Policy DC22 'Footpath Protection' which states that the Council will have regard to the effect of development on existing pedestrian routes and will not normally allow development which would result in unacceptable inconvenience to local pedestrian movement.

- Policy DC26 'Development and Noise' which aims to minimise the adverse impact of noise on noise-sensitive developments.

- Policy RC20 Area 5 Sub-area 24 Princess Street/Mosley Street/Peter Street/Deansgate/John Dalton Street. Much of this policy is now out of date and describes the area as it was in 1995. It does however advise that the main aim is to

retain and consolidate the existing commercial activity in this area which continues to be relevant.

Guide to Development in Manchester Supplementary Planning Document 2007 (SPD)

5.6 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 creation 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 7 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 makes reference 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 (2003)

5.7 This document sets out the Council's best practice guidance of inclusive design standards. Design for Access 2 has been produced as a manual for architects, planners, engineers, landscape architects and other designers and sets out the City's aspirations for inclusive development.

Other Relevant Guidance

Manchester City Centre Strategic Plan 2009-2012

5.8 This document presents a vision for the City Centre and sets out the strategic action required to work towards achieving this over the period from 2009 – 2012.

5.9 The Plan considers the contribution to be made towards achieving the overall vision by each of the components of the City Centre and recognises the key role of the City Centre in providing a positive image and framework for inward investment.

5.10 The site falls within the area designated as Petersfield. The document advises that one of the key challenges for this area is to broaden and diversify the nature of activity in this area. It states that new high quality commercial development would be particularly advantageous here by complementing the conferencing and hotel facilities that are located in this area.

5.11 On 29 July 2015 Manchester City Council's Executive Committee took the decision to approve a draft new Strategic Plan for the City Centre for the period 2015-2018. This document is currently out for public consultation and a further final draft report will be returned to the Executive Committee at a future meeting before this document is adopted. The draft Strategic Plan outlines the position and priorities for each of the city centre's 19 neighbourhoods, and the key infrastructure investments in transport, digital development and waterways that will be crucial to the success of the city centre, underpinning the development in the neighbourhoods.

Stronger Together: Greater Manchester Strategy 2013 (GM Strategy)

5.12 The sustainable community strategy for the Greater Manchester City Region was prepared in 2009 as a response to the Manchester Independent Economic Review (MIER). MIER identified Manchester as the best placed city outside London to increase its long term growth rate based on its size and productive potential. It sets out a vision for Greater Manchester where by 2020, the City Region will have pioneered a new model for

sustainable economic growth based around a more connected, talented and greener City Region, where all its residents are able to contribute to and benefit from sustained prosperity and a high quality of life.

5.13 The Strategy aims to broaden the range of investment and activity in town centres through investment in the public realm and the physical and natural environment and through diversifying the day- and night-time economies to include a safe and welcoming residential, leisure and hospitality offer.

5.14 For the reasons given in section 6 below it is considered that the proposal is wholly consistent with the above planning policy guidance.

6. Planning Appraisal

6.1 Having regard to the planning policy guidance detailed in section 5, the key material considerations against which the proposed scheme should be considered include:

- Principle of proposed restaurant/bar use
- Design and Heritage Considerations
- Sustainable Development: Economic, Social and Environmental Benefits
- Servicing, Deliveries and Waste Management
- Ventilation and Extract Strategy
- Access for Disabled People and Compliance with Design for Access 2
- Crime and Safety Issues
- Accessibility and Highway Issues
- Amenity and Noise

Principle of Proposed Restaurant/Bar Use

6.2 The proposed scheme involves the conversion of part of the South Central building to a mixed use restaurant/bar. The principle of such uses in this central location, within the heart of the City Centre, is appropriate and similar uses are already established nearby as noted within section 2 of this statement. The proposed use will add to and complement the existing food and drink/leisure offer in this part of the City Centre and support the tourism and visitor economy in Manchester.

6.3 The proposal will provide an active use for No. 211 Deansgate which is currently vacant thereby providing regeneration benefits including increasing vitality and vibrancy along Deansgate and Peter Street, two principal routes in the City Centre.

6.4 In summary, the principle of restaurant/bar uses in this location is consistent with the provisions of the NPPF and policies SP1, CC 1, CC 4, CC 7, CC10 and C1 of the Core Strategy.

Design and Heritage Considerations

6.5 South Central is not statutorily listed, however it is located within the Deansgate/Peter Street Conservation Area which is defined as a 'Designated Heritage Asset' by Annex 2 of the National Planning Policy Framework. In accordance with national and local planning policy, it is necessary to consider the potential impact of the proposed works on the significance of the building and the conservation area.

6.6 South Central occupies a prominent location within the conservation area being located on the Deansgate/Peter Street junction and makes a positive contribution to its character and appearance. As noted at section 2, it exhibits many of the characteristic features of the conservation area including being set at the back of pavement and forming a consistent streetwall, providing emphasis on a corner, and comprising of a tripartite design with interesting roofscape. The ground floor of the premises has been much altered over the years with a contemporary glazed shopfront installed.

6.7 The proposed external alterations are limited in scope and will not affect any original/historic elements of built fabric. The removal of the existing metal rollershutters from the Bootle Street elevation and their replacement with a hardwood timber panelled screen incorporating exit doors will be wholly positive and improve the appearance of both the building and the conservation area.



Figure 6: Photograph of existing rollershutters on Bootle Street elevation.

6.8 The existing ground floor doors and windows will be replaced with double glazed windows and doors. This change will not have any heritage impact and will continue to retain the high quality appearance of the building, whilst improving the thermal and acoustic insulation properties of the premises.

6.9 The external works will be beneficial and will enable a vacant former retail unit to be brought into active economic use which will enhance activity and add to the vitality of the conservation area.

6.10 In summary, the proposal will have a positive impact on the character and appearance of the building and the Deansgate/Peter Street Conservation Area. It therefore accords with the provisions of the NPPF (section 7 and 12); policies CC 9, EN 3, DM 1 of the Core Strategy; and, UDP policies DC18.1 and DC14 and, the Guide to Development in Manchester SPD.

Sustainable Development: Economic, Social and Environmental Benefits

6.11 The proposed scheme will achieve high sustainability credentials as a result of the economic, social and environmental benefits it will bring.

Economic

6.12 The proposed development will bring a number of economic benefits during and post construction/fit out, particularly in terms of job creation and increased expenditure in the City Centre. As well as the construction and service jobs created in the conversion of the unit, it is expected that there will be approximately 20 full-time and 15 part-time staff employed once the bar/restaurant is operational.

Social

6.13 The scheme will add to and enhance the community/leisure offer within this part of the City Centre. It will provide a new venue for people to socialise, whilst active use of the

vacant retail unit will add vitality to the area and minimise the opportunities for anti-social behaviour particularly along Bootle Street.

Environmental

6.14 The proposed scheme will have environmental benefits since it involves conversion and reuse of part of an existing building. The site is highly accessible by various modes of public transport therefore reducing the need to travel by car. The separation of recyclable waste will prevent excess refuse being sent to landfill. These aspects of the scheme are discussed in further detail under the heading below.

6.15 The sustainability benefits of the scheme are in accordance with the provisions of the NPPF; Core Strategy policies SP 1, EC 1, CC 1, CC 4, C 1, C 10 and DM 1; and, the Guide to Development in Manchester SPD.

Servicing, Deliveries and Waste Management

Deliveries

6.16 All deliveries to the site will be via the service doors located on Peter Street which provides convenient access to the back of house areas. All deliveries will be within standard daytime hours of 09.00 to 18.00. Delivery vehicles will park in the bays on Peter Street.

6.17 With regard to deliveries of materials required during the construction/fit-out period, vans are also expected to park in bays on Peter Street. Materials and equipment will then be carried by hand, or wheeled if necessary to the premises. Any waste generated during strip-out works will be stored internally within the building, and then carried, or wheeled if necessary, to vans parked on Peter Street at the end of the day.

Waste Management

6.18 Facilities for the storage of refuse and recyclable waste will be provided within the kitchen and bar areas of the premises, which are the main generators of waste.

6.19 Refuse and recyclable waste will be stored in a dedicated internal bin store located on the ground floor. This bin store will accommodate 7no. 140L wheeled bins for the storage of refuse and recyclable waste. Staff members will be responsible for taking waste from internal storage containers located in the bar and kitchen areas to the bin store. The building's management company will be responsible for taking bins from the bin store to the collection point on Peter Street via the loading bay and returning them to the store following collection. A Waste Management Strategy Pro-forma has been prepared and is included at Appendix 1.

6.20 For the reasons outlined above, 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.

Ventilation and Extract Strategy

6.21 As an end-user for the bar/restaurant is yet to be confirmed, a detailed ventilation and extract strategy is yet to be designed. Nevertheless the applicant has been conscious of the need to ensure satisfactory arrangements for the ventilation and extract. A redundant lift shaft has been made available to act as an internal riser and enable fumes to be discharged at roof level of the building. Due to the position of the riser and shape of the roof, any extract equipment will not be visible from surrounding streets. A louvred area is also proposed above the new panelled screen/doorway on Bootle Street to allow for fresh air intake if required. As noted above, a detailed ventilation and extract design will be prepared by the end operator, and it is envisaged that this would be submitted in discharge of a pre-commencement planning condition attached to any approval.

6.22 The proposed scheme has been 'future-proofed' to enable a satisfactory ventilation and extract system to be proposed. For this reason the scheme will be compliant with provisions of NPPF and Core Strategy policy DM1.

Access for Disabled People and Compliance with Design for Access 2

6.23 The proposed scheme has been designed in response to the requirements of Core Strategy policy DM 1, Saved UDP policy DC10, section 3 'Accessibility' of the Guide to Development in Manchester SPD, and the City Council document 'Design for Access 2'. This ensures that the proposed scheme is inclusive and accessible to all, in particular disabled persons.

6.24 The standards set within 'Design for Access 2' (DfA2) are intended to be used on buildings/projects where Manchester City Council (MCC) are the lead or the client, or the building is owned by the Council. However, the design team were keen to ensure that the scheme was able to meet as many of the standards as practically possible.

6.25 The main measures that have been incorporated into the scheme to ensure compliance with the standards set out in the DfA2 document include:

- Level access into the bar/restaurant is provided via the new main entrance on Peter Street. The doorway will be greater that 1m in width to provide easy wheelchair access.
- A DDA platform lift is proposed. This is located close to the main entrance and provides access to the basement and first floor of the building.
- A DDA WC is provided at basement level.
- The premises layout will be designed to enable free movement of any wheelchair users through the premises with no obstruction or impediment.

Crime and Safety Issues

6.26 A Crime Impact Statement (CIS) has been prepared by Greater Manchester Police (GMP) Design for Security. The CIS confirms that the proposal is acceptable in principle and

identifies a range of recommendations relating to the management and operation of the premises, physical security measures, and design/layout which should be implemented. The applicant is committed to ensuring that the venue is safe, secure and an attractive environment for people to visit and work, whilst the full range of measures identified in the CIS will be addressed. For instance:

- Internal connections to other parts of the building will be via secure, access controlled doors with alarms and CCTV fitted to detect inappropriate use.
- Parts of the premises will be capable of being closed off during quieter times to ensure adequate monitoring by staff.
- Back-of-house areas will be access controlled to prevent unauthorised access.
- Signage will indicate staff only areas.
- A secure bin store is provided preventing the need for waste to be stored on the street.
- A CCTV system will be installed throughout the premises.
- A ventilation system will be installed to prevent people from leaving doors open during hot weather.
- A secure staff room is provided for storage of staff valuables.
- Staff will be easily able to monitor people entering and leaving the premises.

6.27 Furthermore the premises will be run in a responsible manner in accordance with a comprehensive operating schedule, dispersal procedure and smoking strategy as detailed within section 4 of this statement.

6.28 From a crime and security perspective, the scheme complies with the provisions of the NPPF, Core Strategy Policy DM 1, and Section 8 'Community Safety and Crime Prevention' of the Guide to Development in Manchester SPD.

Accessibility and Highway Issues

6.29 The site is in a highly accessible location within Manchester City Centre and an area that is well served by various methods of public transport including buses, trains and the Metrolink. With regards to car parking, there is a multi-storey NCP car park that forms part

of the Great Northern Complex. Any staff working at the premises who travel by bike will be able to utilise informal secure storage space located within the building.

Amenity and Noise

6.30 The proposal will have a positive impact in terms of amenity by providing a vacant unit with an active use, creating additional activity along Deansgate, Peter Street, and Bootle Street and reducing the potential for crime and anti-social behaviour through the provision of passive surveillance.

6.31 As has previously been noted, there are existing bar and restaurant uses located in South Central and within the vicinity of the site. One of the key considerations in relation to the acceptability of these uses is the amenity impact on residential and other noise sensitive uses. In order to understand and mitigate against any potential impact an Acoustic Planning Report has been prepared by Sandy Brown and submitted as part of the application.

Potential Impact of Noise Outbreak

6.32 South Central is occupied by a range of uses including a nightclub at basement level, a restaurant/bar at ground floor level, with offices above. In terms of noise sensitive uses it is recognised that the premises could result in noise transfer to the office space on the upper floors of the building. In order to understand any impact, measurements of background noise levels have taken place, 1m from the Deansgate façade and within the second floor office accommodation above the application premises. Based on these measurements, noise levels (and frequencies) are set for internal amplified music. The report confirms that the floor of the offices located directly above would provide sufficient sound insulation for typically restaurant/bar uses with background music. It is anticipated that confirmation of how these limits will be controlled will be provided through the discharge of a pre-occupation condition attached to any approval.

6.33 In addition and as set out within section 4, a detailed Operating Schedule, Dispersal Procedure and Smoking Strategy will be implemented as part of the proposals to ensure that noise associated with the premises is minimised.

Potential Impact of Mechanical Plant Noise

6.34 As noted previously, details of mechanical plant will be confirmed once the end operator is known. The acoustic planning report does however set noise limits for the cumulative impact of plant. It is envisaged that a condition will be applied to any approval to ensure that cumulative impact of noise does not exceed the level stated within the report.

6.35 In accordance with policies CC 10, C 10 and DM 1 of the Core Strategy, and UDP policies DC10 and DC26, the scheme will provide a mix of uses that will add to the diversity of daytime/night time activity in the City Centre, whilst ensuring there is no adverse impact on the amenity of nearby residents or businesses.

7. Conclusion

7.1 The proposed development will provide a series of benefits that will have a positive impact on the application site, the Deansgate/Peter Street Conservation Area, and this part of the City Centre. It will:

- Represent a form of sustainable development and provide a series of economic, social and environmental benefits.
- Provide vacant floorspace with an active use that will enhance the daytime and evening leisure offer within this part of the City Centre.
- Provide a series of external works which will be sensitive to the character of the historic building and its conservation area setting.
- Create employment opportunities during the fit-out stage of development as well as once the scheme is operational.
- Increase activity and vibrancy on surrounding streets which will help to reduce opportunities for anti-social behaviour and crime to be committed.

7.2 As demonstrated within this Planning and Heritage Statement the proposal accords with all relevant national and local planning policies, whilst the series of reports that have been commissioned in support of the application confirm that the development will not have a detrimental impact on the amenity of residents living in the area or on nearby businesses, will have a positive impact on the Deansgate/Peter Street Conservation Area, and will help to minimise the potential for crime.

7.3 On this basis, the proposed scheme fully accords with national and local planning policy guidance. Paul Butler Associates are pleased to submit this planning application on behalf of Bruntwood Estates Ltd and look forward to working with Manchester City Council in progressing the application through to a positive determination.

Appendix 1: Waste Management Strategy Pro-forma

MANCHESTER CITY COUNCIL

Planning Application – Waste Management Strategy

Planning Application Number: Planning Portal reference: PP-05175169
Date Submitted: November 2016

Estimated volumes and types of waste produced by the development

Low Rise Domestic Not applicable

Waste Types	Capacity Required (litres)	Number of Bins required	To be provided ?
General refuse	240	1 x 240 litre bin	☐
Pulpable Recycling	140 / 240	1 x 140 litre bin 1 x 240 litre bin	☐ ☐
Mixed Recycling	140 / 240	1 x 140 litre bin 1 x 240 litre bin	☐ ☐
Garden Waste	240	1 x 240 litre bin	☐
Food Waste	23	1 x 23 litre caddy	☐

High Rise Apartment Developments Not applicable

N = Number of Apartments

Waste Types	(V) Volume of Waste Generated	Capacity Required (litres)	Number of Bins required	Number of Bins proposed by applicant
General refuse	V = N x 110	V =	V / 1100 =	
Pulpable Recycling	V = N x 55	V =	V / 1100 =	
Mixed Recycling	V = N x 55	V =	V / 1100 =	
Food Waste	V = N x 5	V =	V / 240 =	

Commercial Developments

Please state number and capacities of bins you propose, showing calculations where appropriate. Please ensure collection frequencies are included

7no . 140L bins are provided within a dedicated bin store for the premises. These bins will allow for the separation of refuse, pulpable waste, mixed recycling and biodegradable waste. Please refer to drawing al(05)014 ‘Proposed Ground Floor’.

Has / will a contract be obtained with a licenced waste carrier?	☒

Mixed Use Developments **Not applicable**

Are the stores for residential and commercial separate from each other?	☐

Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

As above

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

As above

Are all bins in the store accessible?	☒
Are recycling facilities as easy to access as general refuse?	☒
Has consideration been given to ventilation and hygiene?	☒

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident / management company

Staff employed at the premises will be responsible for transferring waste to the bin store. The building’s management company will be responsible for transferring bins to the collection point on Peter Street. Manchester City Council will be responsible for emptying bins. Vehicles will temporarily part on Peter Street during collections.

Please ensure that you have attached:

Detailed plans of waste stores	☒
Location plans showing stores	☒
Location plans showing the proposed collection point and the route the collection	

vehicle will take	☒

Please ensure that you have completed this form in accordance with our Guidance document: GD04 Waste Storage and Collection Guidance for New Developments