Supporting Planning Statement

60 Spring Gardens, Manchester City Centre

NPV Manchester Ltd

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1 INTRODUCTION

1.1 This Supporting Planning Statement (SPS) has been prepared by HOW Planning LLP in support of an application made by NPV Manchester Ltd. It supports a full planning application and an application for listed building consent submitted to Manchester City Council (MCC) for the change of use from an office to a bar with external seating on Concert Lane at 60 Spring Gardens, Manchester City Centre ('the site').

1.2 Details of the proposed development are described fully in the Design and Access Statement (DAS) prepared by Pickard Design and presented on the application drawings.

1.3 This SPS is intended to address all relevant planning considerations and in particular, the case for change of use at the site. It considers the proposal in light of both national and local planning policy, and assesses its compatibility in planning policy terms.

1.4 A brief meeting was undertaken between the applicant and David Roscoe, Head of Planning at Manchester City Council during the summer of 2016 to discuss the proposal. The Council stated that they had no objections to the development and supported the application in principle.

1.5 This application is accompanied by a comprehensive suite of supporting documents and drawings, the extent of which was agreed with Carolyn Parry, a Planning Officer at the Council at the end of September 2016. A full schedule of documents and plans submitted in support of the application can be found at **Appendix 1.**

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2 SITE LOCATION AND DESCRIPTION

2.1 This Chapter discusses the sites location, characteristics and sustainability credentials. It provides a brief description of the site's current status and physical attributes.

A SUSTAINABLE LOCATION

2.2 The site is located within the administrative area of Manchester City Council, within the Ward of Manchester City Centre. It is located centrally on Spring Gardens, which adjoins King Street in the City Centre, 300 metres south of Market Street. The area of King Street and Spring Gardens is predominantly comprised of a mix of offices and bars/restaurants. Market Street is one of the main shopping areas in Manchester and is home to Marks and Spencer's, Debenhams as well as the well known Arndale Centre which contains a multitude of high street shops and services. The site measures around 301.25 sqm, the full extent of which is detailed on the Site Location Plan at **Appendix 2**.

2.3 It has very good accessibility for pedestrians, cyclists and is well connected to public transport links. There are a number of bus stops located along Fountain Street and Princess Street providing services across Manchester. In addition, Piccadilly Gardens Bus Station is located 500 metres to the north east of the site which provides services to the surrounding suburbs as well as the Greater Manchester Area, allowing for excellent access and connections via public transport.

2.4 Other sustainable modes of transport include the Metrolink Tram service with the closest stops at Market Street, 350 metres to the north of the site and St Peters Square which is 350 metres to the south of the site. The Tram provides onwards travel across Greater Manchester. Manchester Piccadilly Train Station is also 900 metres to the east of the application site and provides direct, regular services for onwards travel across the north and south of the country.

2.5 A number of public car parks are located within close proximity to the site, including two National Car Parks, one located approximately 650 metres to the east of the application site, and one located approximately 960 metres to the south west of the application site.

2.6 The site is situated in a highly sustainable and accessible location, within very close proximity to a range of existing shops, services and leisure facilities. It has excellent accessibility for pedestrians and cyclists. It is also well connected to public transport links allowing for a reduced reliance on private motor vehicles.

LOCATION AND CHARACTERISTICS

2.7 The site is currently a vacant ground floor unit at 60 Spring Gardens, with the upper floors in office use. The ground floor is split into two empty units either side of a centrally located reception and

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communal area which provides access to the upper floors. The application relates to only one of these ground floor units. The property itself comprises a grade II listed building which is five storeys in height with basement car parking. The building was formerly a manufacturer's warehouse designed by Alfred Waterhouse in a Renaissance style in the 19th Century. It was used as premises for a substantial textile manufactures and calico printing firm known as John H Gartside & Company Ltd. The building was extensively redeveloped in the mid-1980's to create a modern office complex behind the retained facades. This included the provision of new floors and service core and the erection of a new office extension to the rear. Consequently, it is only the street-frontages which remain from Waterhouse's original design. The history of the building is discussed further within the submitted Heritage Statement.

2.8 The application site is a designated heritage asset by virtue of the grade II listing (entry number: 1270662). It was listed in 1994 with the following description:

"Sandstone ashlar, slate roof. Rectangular plan on corner site, with narrow chamfered corners. Renaissance style. Four storeys and attic, 7 bays plus the corners; rusticated ground floor with cornice, string-courses and sill-bands to the upper floors, modillioned main cornice, panelled parapet interrupted by pedimented attic dormers, and octagonal corner turret with domed caps and slender apex lanterns. The ground floor is an arcade of round-headed arches with stepped voussoirs, with doorways in the 3 central arches and C20 plate-glass glazing in the others, and a similar doorway in the chamfered corner… interior not inspected".

2.9 The application site is bound to the north east by Spring Gardens, Fountain Street to the south east, and beyond the ear of the building is Booth Street to the south west. Concert Lane comprises the north west boundary. Access to the building is off Spring Gardens to the front although there is an access directly into the ground floor area on the corner of Concert Lane and Spring Gardens. Directly to the North West is Gothem Hotel and Jamies Italian.

2.10 Photos of the interior and exterior of the site proposed for change of use if provided at **Appendix 3.**

2.11 The site is located in an area predominately used for offices and leisure use, particularly restaurant and bar use. Restaurants located in close proximity to the site include Moose Coffee, Beef and Pudding, 1847 – Manchester, Burger and Lobster, Jamies Italian, Browns Manchester, Panama Hattys and Rosso Restaurant and Bar. The surrounding buildings are generally of a similar architectural style and consist of brick facades and are four or five storeys in height. The site is also within the Upper Kings Street Conservation Area which was designated by the City Council on 4th November 1970.

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2.12 The site and surrounding area does not contain any scheduled ancient monuments, registered parks and gardens or registered battlefields. The site is however in close proximity to a number of listed buildings. These include 49 Spring Gardens, a grade II listed building which is 30 metres to the north of the site, Chancery Chambers which is also north of the site, approximately 44 metres away, and 66 and 68 Fountain Street which is located approximately 56 metres to the south of the site. The submitted Heritage Statement assesses the impact of the proposed development on the nearby listed buildings and concludes that the internal works will have no impact on them.

2.13 The Environment Agency Flood Map indicates the site lies entirely within Flood Zone 1 which means there is less than a 0.1% (1 in 1000) chance of flooding occurring each year.

2.14 There are no public rights of way that affect the site.

SUMMARY

2.15 The application site is situated in a highly sustainable location within Manchester City Centre. It has excellent accessibility for pedestrians and cyclists and is very well connected to public transport links allowing for a reduced reliance on private motor vehicles. Furthermore the area already contains a mix of office and leisure uses and therefore the proposed development would not be out of place in its surroundings.

2.16 The next chapter describes the scheme proposal and application parameters for which full planning permission and listed building consent is sought.

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3 THE SCHEME PROPOSALS

3.1 This section describes the application proposals and their relationship and compatibility with the characteristics of the site. The application proposals are fully described in the Design and Access Statement enclosed within this submission which should be read in conjunction with this Supporting Planning Statement.

3.2 The application is submitted in full detail and also seeks listed building consent. It proposes the following on the planning application forms:

"Change of use from an office (Use Class A2) to a bar (Use Class A4) including internal alterations, external seating area and the installation of an air conditioning unit to the external roof".

3.3 The design of the development has been influenced by the site's opportunity and characteristics. This includes using the existing access point on the corner between Concert Lane and Spring Gardens. Given the sustainable location, the application proposes a bespoke bar which seeks to enhance the grade II listed building and Upper Kings Street Conservation Area designation.

USE AND AMOUNT

3.4 The proposal comprises a change of use from office use (Use Class A2: Financial and Professional Services) to a bar (Use Class A4: Drinking Establishments) covering 301.25 sqm of the ground floor at 60 Spring Gardens, Manchester. It is also proposed to use part of Concert Lane as an external seating area. The external seating area is located on Concert Lane which is a dead end road with limited, if any, footfall and as such pedestrians will not be obstructed. A separate license will be sought from Highways to use the external area.

3.5 The operators of the unit will be Roc & Rye, a new independent bar arriving in Manchester. Roc & Rye intends to deliver a high end craft coffee and cocktail bar that fuses Great Gatsby glamour as inspired by some of the surrounding buildings alongside Mancunian swagger.

LAYOUT

3.6 The layout has been designed around the use of the existing access point on the corner between Concert Lane and Spring Gardens and also the existing shell of the ground floor office. As detailed within the Design and Access Statement, the proposed layout has been informed by the site's constraints and opportunities**.**

3.7 The proposed layout is shown at **Appendix 4.**

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SCALE

3.8 The existing development comprises of a five story block which is reflective of the scale and mass of the local area. This application does not propose to alter the scale, and it is therefore considered that the development will not be prominent, visually dominate or significantly change the character of the area. Full details of scale are shown on the accompanying elevation and cross section plans submitted (**enclosed at Appendix 5**) with the application, as well as in the Design and Access Statement.

APPEARANCE

3.9 The appearance of the proposed change of use scheme is described in detail in the accompanying Design and Access Statement and shown in detail on the Proposed Drawings.

3.10 The design of the five storey block exterior will not change as no external works are proposed other than to install an air conditioning unit on the roof which is not overlooked by anyone, nor will it be visible from Spring Gardens given the height it is at. There are existing air conditioning units already located on the roof of the building and as such it is considered to be an acceptable location for additional air conditioning units. The fitout of the unit will include the provision of two air conditioning condenser units on the building's roof and an internal ventilation unit with heat recovery that will draw in and discharge air from louvres mounted above the existing rear fire exit door. No changes are proposed to the windows or the doors.

3.11 A separate application is being sought for advertisement consent.

3.12 In terms of the interior, the change of use will comprise the insertion of new bar fittings and furniture as well as new toilets and seating booths. The new bar facilities will be independent of the fenestration and partitions will be inserted to create the new toilets. In terms of other internal works, the carpet will be lifted and re-laid with a new modern fabric, the ceiling tiles will be replaced and modern fixings will be utilised with new lighting fitted to the ceiling.

3.13 No internal features of the building will be removed or demolished and therefore the internal works proposed will have no impact to the listed building.

3.14 The bar will not comprise a kitchen as no food will be prepared or served on site. As such no information is submitted with the application on any external alterations for fume extraction as this is not required.

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ACCESS

3.15 The site will be accessed on the corner between Concert Lane and Spring Garden. The main entrance width is 933mm at the narrowest point and therefore it is accessible for disabled persons and wheelchair users. This is further supported by the level access from the pavement.

3.16 The City Centre location also allows for excellent connections and access via public transport and other sustainable modes of transport. Full details of the sites pedestrian and vehicular arrangements can be found within the accompanying plans.

3.17 In terms of servicing the unit, full details can be found on the submitted Servicing Plan and Waste Plan. The Servicing Plan details how delivering vehicles will reverse down Concert Lane and unload at the existing rear door to the unit. Any outdoor furniture will be stowed inside during times when deliveries will be made. It is intended that reversing down Concert Lane will incur minimal risk as it is not a through road, and steps taken will ensure no pedestrians or obstructions are in the way before reversing.

3.18 In terms of waste, this will be carried downstairs to the basement by staff where the bins will be located. The bins will comprise 1no. 1100L bin for glass waste; 1no. 1100L bin for general waste and 1no. 240L bin for cardboard and paper waste. Waste collection is available 2 times a week on Mondays, Wednesdays and Fridays. Waste collection vehicles will collect the waste from the access point on Fountain Street.

SUMMARY

3.19 The proposals have been designed with due regard to the technical assessments undertaken by the applicant's project team as well as the site's heritage assets and the conservation of this. The proposals represent a high quality scheme undertaken in line with best practice guidance.

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4 THE RELEVANT PLANNING POLICY CONTEXT

4.1 This Section of the SPS describes the relevant adopted local planning policy as well as national planning policy which the decision taker should have regard to.

DEVELOPMENT PLAN

4.2 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise.

4.3 The adopted Development Plan for the area comprises:

i) The 'saved' policies of the Manchester Unitary Development Plan (adopted July 1995);

i) Manchester's Core Strategy 2012 – 2027 (adopted July 2012);

ii) Greater Manchester Joint Waste Development Plan Document (1 April 2012)

iii) Greater Manchester Joint Minerals Development Plan Document (26 April 2013)

4.4 Although the Development Plan consists of the documents listed above, only the saved policies of the Unitary Development Plan (UDP) and the policies with the Core Strategy are relevant to the determination of this application.

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4.5 The site itself is located within the City Centre boundary as denoted by the light green line, and within the Upper Kings Street Conservation Area as denoted by the dark green dotted line in the extract map provided below:

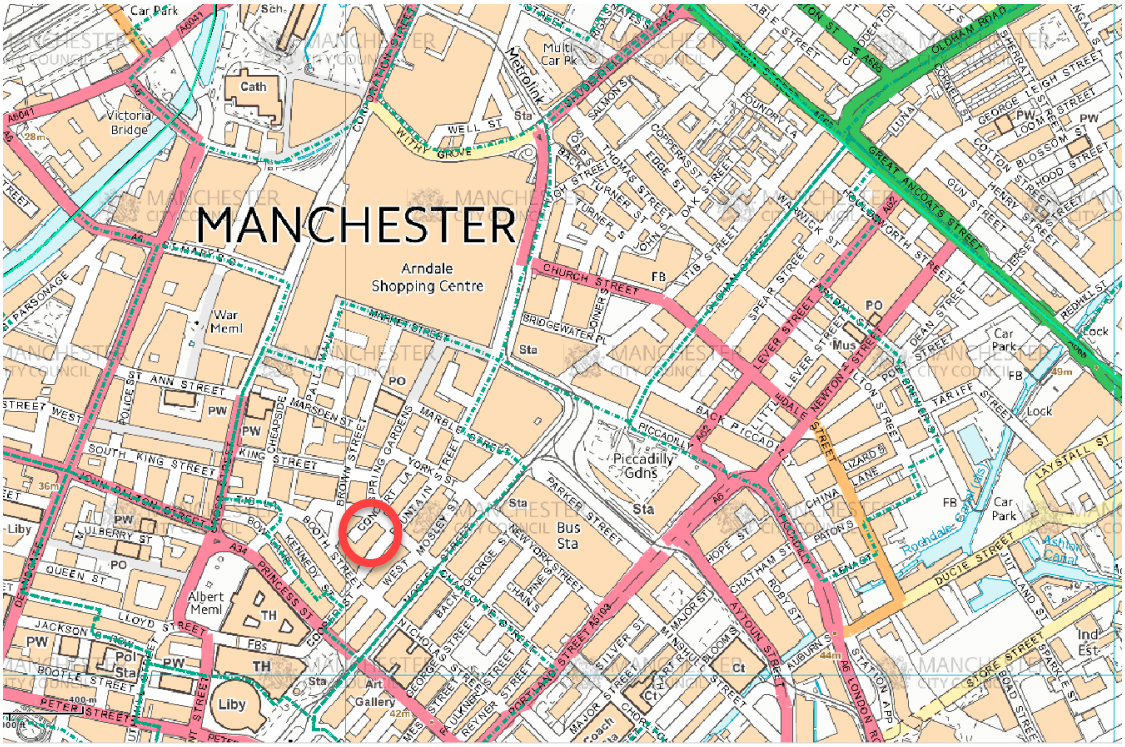


Figure 1: Extract Map from the Manchester City Council Core Strategy (the site is denoted by a red circle)

4.6 The relevant policies of the UDP and the Core Strategy are summarised below. All other policies relevant to the determination of the application are summarised in the Policy Schedule contained in **Appendix 6.**

Unitary Development Plan (UDP)

Development Control Policies - Food and Drink Uses

4.7 Policy DC10.1 of the Development Control Policies within the UDP states that in determining planning applications for developments involving the sale of food or drink for consumption on the premises, the Council will have regard to:

- *"The general location of the proposed development, including any reference ot the area in other policies in the Plan;*
- *The effect on the amenity of neighbouring residents;*

- *The availability of safe and convenient arrangements for car parking and servicing;*
- *Ease of access for all, including disabled people; and*
- *The storage and collection of refuse and litter."*

4.8 Policy DC10.2 further states that the Council will normally accept the principle of developments of this kind in the City Centre at ground level in offices.

Conservation Areas

4.9 Policy DC18.1 refers to development proposals within Conservation Areas and states that the Council will seek to preserve and enhance the characters of its designated conservation areas by considering a number of factors including the relationship to neighbouring buildings, the effect to the appearance of buildings and the desirability of retaining existing features. The Council aims to ensure the protection, preservation and enhancement of its Conservation Areas in order to stimulate local pride as well as encouraging tourism and further investment in the City.

Listed Buildings

4.10 Policy DC19.1 states that in determining applications for listed building consent, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings. The Council will not permit a change of use of a listed building where it would have a detrimental effect on the character or appearance of the building. Furthermore the policy states that the Council will not permit any external or internal alteration or addition to a listed building where, in its opinion, there would be an adverse effect on its architectural or historic character.

RC20 Area 7: The Financial Core

4.11 Policy RC20 of the Small Area Policies document of the UDP refers to the maintenance of a high level of activity in the financial Core as being a main aim of the Plan. The site is located within this area. The policy states that where appropriate opportunities arise a livelier and interesting street scene will be sought by the Council by introducing active ground floor use.

Core Strategy

Centre Hierarchy

4.12 Policy C1 covers matters relating to the development of town centre uses being prioritised, taking account of the different roles of the City Centre, District Centres and Local Centres. The policy seeks to prioritise retail within the Primary Shopping Area. In addition, the centre will also be the focus for commerce, culture, leisure and tourism.

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Mixed Use Development

4.13 Policy CC 7 refers to mixed use development and in general promoting these as a means of using land as efficiently as possible. In particular, the policy refers to active ground floor uses (shops, food and drink and leisure) as being appropriate in locations which have an established public function or are a part of a development which will create such an environment. The policy adds that mixed-use development will be an essential part of City Centre development as they reflect the variety of uses.

Design and Heritage

4.14 Policy CC9 expects the design of new building to be of the highest standard in terms of appearance and function. It states:

"Development in Manchester City Centre should preserve and enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments".

4.15 Furthermore, the policy states that the Council will support high density and mixed use development in the City Centre but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. The 14 Conservation Areas and numerous listed buildings in the City Centre are essential to the City's sense of place, providing aesthetic quality and strong references to the City's past. Developments will need to enhance the appearance and use of the City Centre and not compromise its environmental quality.

4.16 In addition, Policy EN3 Heritage states that new developments must seek to preserve and where possible enhance the setting and character of the historic environment, including listed buildings and conservation areas.

Heritage

4.17 Policy EN3 also relates to heritage and states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of the City Centre. The policy requires new developments to be designed so that they preserve, or enhance the historic environment, character, setting and accessibility of listed buildings and conservation areas. Furthermore, the policy states that the re-use of empty listed buildings will be encouraged subject to consideration of the building's special interest and significance. It is expected that an appropriate appraisal will be carried out by developers of issues relating to heritage assets. A Heritage Statement has been prepared and is submitted as part of this application.

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Leisure and Evening Economy

4.18 Policy C10 states that new development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted. The policy states that this is subject to the proposed development's cumulative impact, residential amenity and balance of both the day-time and night-time economies whilst not undermining the role of the primary shopping area. The Council recognises in the policy that a vibrant evening economy is important to the well-being of its residents and as a source of economic activity.

Other Relevant Local Plan Policies

4.19 There are a number of other Development Plan policies which are of relevance to the scheme proposals. A full list of these policies and an appraisal of each against the proposed development can be found at **Appendix 6.**

4.20 In summary, all other policies that the proposals are in accordance with include the following:

- Policy SP1: Spatial Principles;
- Policy CC1: Primary Economic Development Focus: City Centre and Fringe;
- Policy CC4: Visitors – Tourism, Culture and Leisure;
- Policy T2: Accessible Areas of Opportunity and Needs;
- Policy EN1: Design Principles and Strategic Character Areas;
- Policy EN4: Reducing CO2 emissions;
- Policy EN5: Strategic areas for low and zero carbon decentralised energy infrastructure;
- Policy EN6: Target framework for CO2 reductions;
- Policy EN19: Waste;
- Policy DM1: Development Management;
- UDP Policy DC22.1: Footpath Protection; and
- UDP Policy DC26.1: Development and Noise.

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OTHER MATERIAL CONSIDERATIONS

4.21 There are a series of other planning policy guidance documents at local and national level that are relevant to the determination of this application which include the:

i) Emerging Greater Manchester Spatial Framework

ii) Supplementary Planning Documents;

iii) The National Planning Policy Framework (NPPF) (March 2012);

iv) Planning Practice Guidance (March 2014).

4.22 Each of these documents are presented below.

Emerging Greater Manchester Spatial Framework

4.23 The Greater Manchester Combined Authority (GMCA) formalised in 2011 and is made up of the ten Greater Manchester Councils and Mayor, who work with other local services, businesses, communities and other partners to improve the city-region. The ten Council's include; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Stockport, Tameside, Trafford and Wigan.

4.24 GMCA is now working together to produce one overarching development plan to manage the supply of land for jobs and new homes across Greater Manchester through the production of the Greater Manchester Spatial Framework (GMSF). This document will not cover everything that a local plan would cover and individual districts will continue to produce their own local plans.

4.25 The GMSF has undergone public consultation of its evidence base and vision and draft strategic options. The site has not been allocated for any future housing, office, industry or warehousing land supply as part of the GMCA's consultations.

4.26 The draft version of the GMSF is now out for consultation until 23 December 2016. Policy SL1 refers to the City Centre as the most significant economic location in the country outside of London. It further states:

"The important role of existing commercial assets in the City Centre will be maintained and the change of use of existing offices will be carefully managed. Development and redevelopment will be supported on other sites where this results in a more efficient use of the land."

As per paragraph 216 of the NPPF, weight may be given to relevant policies within the emerging GMSF according to its stage of preparation, the extent to which there are unresolved objections

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to relevant policies and the degree of consistency of relevant policies to the NPPF. Given that the GMSF is in its very early stages of preparation, limited weight should be attributed to it.

Supplementary Planning Documents

4.27 Manchester City Council has one relevant Supplementary Planning Document which was retained following the adopting of the Core Strategy in 2012. "*Guide to Development in Manchester*" provides further non statutory planning guidance on bringing together environmental, economic and social development principles to assist in the creation of a cohesive and sustainable city.

4.28 In particular the guidance reinforces the notion that the city heritage is an asset and new development will only be acceptable when it is considered to preserve or enhance the special nature of these parts of the city. As such, design should not be in isolation but instead informed by the wider context.

4.29 In addition, the Council will encourage bringing disused buildings of historic and architectural importance in the city centre back into use and encourage active ground floor uses by accommodating a range of new uses.

Community Infrastructure Levy

4.30 The Council have decided that they will not be charging a Community Infrastructure Levy in relation to any planning permissions. Whilst the proposed development will not be liable to a CIL charge rate.

Manchester City Centre Strategic Plan 2015-2016

4.31 The Economy Scrutiny Committee on 24 February 2016 and the Executive Committee on 2 March 2016 both agreed to approve the publication of the final City Centre Strategic Plan 2015-2018. The final publication however has not been located and to date the Council have not been able to confirm its status.

4.32 The draft publication which was approved for publication, sets out the vision for the leisure and evening economy among many others. It states that the City Centre and its night time economy are extremely important to Manchester, further stating that between 2007 and 2014 the number of licensed premises in the City Centre increased from 609 to 827. It acknowledges that as additional City Centre developments are progressed there will be increased evening activity and that careful management is required to achieve a balance between commercial and residential uses and evening entertainment venues.

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4.33 The site is located within the Central Business District of the draft City Centre Strategic Plan where it is acknowledged that a range of planned commercial developments will help to deliver much needed Grade A office space, this includes the redevelopment of No.1 St Peter's Square. In line with the above, the proposed development will be located in close proximity to these new developments where it will contribute to creating a balance between commercial uses and evening entertainment venues.

4.34 Whilst there is no specific mention of the change of use of commercial space to leisure/bar use, it is considered that the proposed development will support the overall vision of the City Centre Strategic Plan in creating a place that brings people together.

National Planning Policy Framework

4.35 The NPPF was published on 27th March 2012 and is a key part of the Governments reforms to make the planning system less complex and more accessible. It vastly simplifies the number of planning policy pages previously found in Planning Policy Statements and Planning Policy Guidance. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a significant material consideration in the determination of this application. The overall emphasis of the NPPF is to reiterate the Government's key objectives of facilitating economic growth and securing sustainable development.

The Presumption in Favour of Sustainable Development

4.36 Central to the NPPF is the presumption in favour of sustainable development. Paragraph 14 of the NPPF sets out the presumption in favour of sustainable development and the application of the policy for decision makers:

> *"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.*
>
> *For decision-taking this means:*
>
> - *Approving development proposals that accord with the Development Plan without delay; and*
> - *Where the Development Plan is absent, silent or relevant policies are out of date, granting permission unless:*

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- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or

- Specific policies in this Framework indicate development should be restricted[1]."

4.37 Paragraph 196 of the NPPF confirms that in assessing and determining development proposals, Local Planning Authorities should apply the presumption in favour of sustainable development.

4.38 The NPPF highlights that there are three interrelated dimensions to "sustainable development":

i) **Economic –** contributing to building a strong, responsive and competitive economy, by ensuring sufficient land of the right type is available in the right places and at the right time to support growth and innovation;

ii) **Social** - supporting strong, vibrant and healthy communities; and,

iii) **Environmental -** continuing to protect and enhance the nature, built and historic environment.

4.39 Taken together, these dimensions of sustainable development can contribute towards "*positive growth"* for this and future generations.

4.40 The NPPF is clear that these roles should not be considered in isolation, because they are mutually dependant. This is reiterated in Paragraph 8 which states that economic, social and environmental gains "*should be sought jointly and simultaneously through the planning system*."

Core Planning Principles

4.41 Paragraph 17 of the NPPF also lists 12 core planning principles which should underpin the approach Council's adopt towards both plan – making and decision – taking. These include the following which are of particular importance to the application proposals:

i) Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;

ii) Secure high quality design and a good standard of amenity;

[1] National Planning Policy Framework (2012) DCLG, Page 4, Paragraph 14

iii) Take account of the different role and character of different areas, including promoting the vitality of our main urban areas;

iv) Support the transition to a low carbon future in a changing climate and encourage the reuse of existing resources, including conversions of existing buildings;

ii) Promote mixed use development and encourage multiple benefits from the use of land un urban and rural areas;

v) 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;

vi) Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus sustainable development in locations which are or can be made sustainable.

4.42 These Core Principles are then expanded within the NPPF under a series of policy themes which seek to ensure the delivery of sustainable development.

Building a Strong, Competitive Economy

4.43 The NPPF confirms that the Government is committed to ensuring the planning system "*does everything it can"* to support sustainable economic growth[2] and paragraph 19 states that "*significant weight"* should be placed on the need to support economic growth through the planning system.

Ensuring the Vitality of Town Centres

4.44 The NPPF requires planning policies to be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the Plan Period.

4.45 Paragraph 23 of the NPPF states that when drawing up Local Plans, planning policies should define the extent of town centres and primary shopping areas based on a clear definition of primary and secondary frontages in designated centres and set policies that make clear which uses will be permitted in such locations. Planning policies should also allocate a range of suitable sites to meet the scale and type of leisure, office, tourism, cultural and community development

[2] Paragraph 19, page 6, National Planning Policy Framework (NPPF) (March 2012): Department for Communities and Local Government (DCLG)

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needed in town centres. It is particularly important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability.

Promoting Sustainable Transport

4.46 The NPPF promotes sustainable transport choices and seeks to maximise sustainable patterns of development. Paragraph 32 of the NPPF confirms that plans and decisions should take account of whether

i) "*The opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;*

ii) *Safe and suitable access to the site can be achieved for all people; and Improvements can be undertaken with the transport network that costs effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe".*

Requiring Good Design

4.47 The NPPF confirms that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development. Good design is seen as a key aspect of sustainable development and planning decisions should aim to ensure that developments:

i) *"Will function and add to the overall quality of the area;*

ii) *Establish a strong sense of place;*

iii) *Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space) and support local facilities and transport networks;*

iv) *Respond to local character and history, and reflect their identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*

v) *Create safe and accessible environments; and*

vi) *Are visually attractive as a result of good architecture and appropriate landscaping".*

4.48 Paragraph 61 of the NPPF states that whilst visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond

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aesthetic considerations and planning policies and decisions should address the integration of new development into the natural, built and historic environment.

4.49 The Design and Access Statement prepared by Pickard Design and submitted with this planning application provides further information in relation to the design process and the various factors which have influenced the evolution of the design proposals.

Conserving and Enhancing the Historic Environment

4.50 The NPPF advises that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation and any harm or loss should require clear and convening justification through the submission of a Heritage Assessment.

4.51 Furthermore, paragraph 129 of the NPPF states that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposals taking account of the available evidence. Heritage Assessment's should be taken into account when considering the impact of a proposal on a heritage assets.

4.52 As outlined in paragraph 131 of the NPPF, Local Planning Authorities should take account of the following when determining planning applications:

- *"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."*

4.53 Paragraph 134 of the NPPF should also be taken into account in the determination of this application:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this ham should be weighed against the public benefits of the proposals, including securing its optimum viable use."

4.54 Furthermore, paragraph 137 is relevant in the determination of this planning application:

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"Local Planning Authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution or better reveal the significance of the asset should be treated favourably."

4.55 Overall the NPPF makes it clear that Local Planning Authorities should look for solutions rather than problems, and decision – takers should seek to approve applications for sustainable development.

Planning Practice Guidance

4.56 On 6th March 2014 the Department for Communities and Local Government launched the online Planning Practice Guidance (PPG) as a web based resource to further simplify and bring together planning practice guidance for England in an accessible and usable way. The PPG is intended to assist practitioners and provide further guidance on the interpretation of national planning policy within the NPPF. It is therefore a significant material consideration in the determination of the application.

SUMMARY

4.57 This section has identified a series of Development Plan Documents and other material consideration to be taken into account in the determination of the application.

4.58 The following chapter assesses the scheme proposals and principle of development against the relevant policies.

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5 PRINCIPLE OF DEVELOPMENT

5.1 This Chapter assess the proposals against the relevant policies of the Development Plan. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

PRINCIPLE OF DEVELOPMENT

Location

5.2 The site is located within Manchester City Centre as defined by policy C1 (Centre Hierarchy's) of the Core Strategy where there is a regional focus for commerce, culture, leisure and tourism. Policy RC20 of the Small Area Policies section of the UDP refers to the maintenance of a high level of activity in the Financial Core as being a main aim of the Plan. The site is located within the Financial Core area. Policy RC20 further comments that where appropriate opportunities arise a livelier and interesting street scene will be sought by the Council by introducing active ground floor use. Clearly, the proposed development accords with both policy C1 of the Core Strategy and RC20 of the UDP in terms of its location and use. The proposed development would create a livelier street scene in an area which is seeking it as the ground floor at 60 Spring Gardens currently stands empty which clearly has a social and economic impact to the area. By bringing the ground floor back into use will improve the aesthetics and amenities of this area of the City Centre.

Use

5.3 In addition to the above, policy CC 7 (Mixed Use) refers specifically to active ground floor uses (shops, food and drink and leisure) as being appropriate in locations which have an established public function. Clearly this area of Manchester where King Street meets Spring Gardens has a clear function of serving both office and leisure activity given the current uses in the surrounding area. This includes Hotel Gothem directly to the north west of the site, Rosso, Jamies Italian, Pizza Express and All Bar One on King Street as well as Burger and Lobster on Brown Street which are all incorporated into buildings at ground floor level with upper floor office uses. Pall Mall Court on King Street with All Bar One at its ground floor is a clear example of proposed development being appropriate and acceptable in this area. Pall Mall Court is a 1960's grade II listed building, business centre, home to a mix of financial, legal, medical and planning organisations.

5.4 Clearly the proposed use is accepted in this financial core area as demonstrated by the surrounding long standing developments near the site.

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5.5 Policy C10 of the Core Strategy focuses more specifically on redevelopment that supports the evening economy, which in general is supported subject to the proposed developments cumulative impact, residential amenity and balance of both the day-time and night-time economies whilst not undermining the role of the primary shopping area. Each element is dealt with in turn below:

Cumulative Impact

5.6 The policy states that areas where there is already a concentration of bars and other night-time uses which are detrimental to the character or vitality and viability of the centre, will result in a presumption against further facilities.

5.7 In response, whilst there are bars and restaurants which set the tone for the proposed development being appropriate in this area, there is not a concentration of them compared to other areas of the city plus they contribute in a positive manner to the character of the area. The area is still defined as the financial core of the city with a clear office function which is complemented by a mix of leisure uses. The proposed development will enhance the immediate character and have no detrimental impact

Residential Amenity

5.8 The policy requires proposed developments to not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance. Given the use as a bar any disturbance would be later in the evening when the offices have cleared out. Furthermore the site is not located in a residential area where late night disturbance would be more sensitive. There will be signs within the bar near the exits reminding users of the bar to respect the neighbouring properties when they leave.

5.9 The noise assessment submitted with the application confirms that the noise from the proposed bar's building services equipment will meet Manchester City Council's noise criteria without additional mitigation. It has also demonstrated that the bar's trading area can operate with reasonable levels of operational noise during daytime without causing disturbance to occupants of the office above. Noise mitigation measures are recommended in order to permit increased levels of operational noise to be generated within the bar that are compatible with busy daytime trading using background music and late evening trading with louder foreground music. The recommended mitigation includes sealing the opening lights located above the trading area's windows, installing a sound lobby at the main entrance to the bar, fitting acoustic seals to the perimeter of the rear fire exit door and installing an independent plasterboard lining to the wall separating the bar from the adjacent reception area and stairwell. The submitted plans show the retention of the original doors with added installation of effective acoustic perimeter seals.

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5.10 The submitted noise assessment also assesses the overall noise levels that could be produced in the seating area based on an estimate of normal adult speech level of 60dB(A) and reference to recent research. Given that The Chancery is a fully air-conditioned building that does not include opening windows the level of noise ingress to the nearest offices in The Chancery due to the proposed seating areas is not considered to cause a loss of amenity. Furthermore, the noise level expected to impact upon the nearest façade of The Gotham hotel is lower than the pre-existing late night background noise level at the hotel. Overall, it is considered that there would be no loss of amenity to the surrounding buildings due to the proposed external seating area.

5.11 In conclusion, the site will not have any unacceptable impact to residential amenities.

Balance

5.12 The policy requires new uses in Manchester centres to support both the day-time and night-time economies whilst not undermining the role of the primary shopping area.

5.13 Firstly, the primary shopping area of Market Street is approximately 300 metres north of the site and as such will be unaffected by the proposed development: it will not undermine its role.

5.14 Secondly, the proposed use of the bar will complement the uses of the floors above which are in office use and functional during the day, Monday to Friday. The proposed development will predominantly support the night-time economy mid-week and the day and night-time economy at the weekend. Combining the proposed development with the existing office use will complement and support both a day and night economy.

Access

5.15 Policy CC 7 (Mixed Use) of the Core Strategy is an extension of policy DC10.1 of the UDP which requires consideration when determining an application in terms of the location of the proposed development and the effect on the amenity of neighbouring residents which has been covered above. It also requires consideration to the availability of safe and convenient arrangements for car parking and servicing; ease for access for all and the storage and collection of refuse and litter.

5.16 Car parking is available on the street directly outside of 60 Spring Gardens as well as in nearby car parks. However, as identified in Chapter 2 of this SPS, the site is located in an area with excellent transport links across the city where the use of a vehicle is not required for access. Furthermore, given the use of the site as a drinking establishment, travel to and from it by private motor vehicles will be inappropriate and illegal in some cases. It will be possible for staff to store any bikes in the basement of the building.

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5.17 In terms of access for all a plan showing the ability for disabled people to easily access the site is submitted as part of the application. This shows the site being accessed on the corner between Concert Lane and Spring Garden and the main entrance width being 933mm at the narrowest point. As such it is accessible for disabled persons and wheelchair users. This is further supported by the level access from the pavement. Furthermore, disabled persons and wheelchair users will be able to access all internal seating and level external seating. Finally, level access is provided to a DDA-compliant toilet facility suitable for disabled persons and wheelchair users.

5.18 Also included with the application documents is a Waste Plan relating to the storage and collection of refuse and litter in the basement and the safe route for staff to take to access the waste storage area.

5.19 In conclusion the principle of development in relation to the location and use of the proposed development fully accords with the Council's policies in both the UDP and Core Strategy and should be afforded significant weight in the determination of the application. **Specific regard should be afforded to policy DC10.2 of the UDP which states that the Council will normally accept the principle of developments involving the sale of food or alcohol for consumption on the premises in the City Centre at ground floor level in offices**.

HERITAGE

5.20 The heritage assets associated to the site also require further assessment.

5.21 The Council is located within Upper King Street Conservation Area which was designated by the City Council on 4th November 1970 and comprises the central financial district around the eastern portion of King Street. The area was extended on the 26 June 1985 to include properties up to Market Street and Mosley Street. As such, policy DC18.1 of the UDP is relevant to this application. The policy states that the Council will seek to preserve and enhance the character of its designated conservation areas by considering a number of factors. In particular the Council will consider the effect to the appearance of buildings. In the instance of this application, no external works are proposed to be undertaken to the fabric of the building. The current doors and windows will remain and no changes will be made to the appearance of the building at ground floor level other than to the rear where an air conditioning unit will be installed. Given its location at the rear of the building where it is not overlooked by any residential properties or passers-by this should be acceptable. Full details of the air conditioning unit are submitted with this application.

5.22 The proposed development will contribute to the protection and enhancement of Upper King Street Conservation Area and will impose no negative impacts to it. The submitted Heritage

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Statement concludes that the site is capable of extensive adaption without any loss of heritage value to the area.

5.23 60 Spring Gardens is a grade II listed building and as such policy DC19.1 of the UDP is appropriate to consider. The policy states that the Council will not permit a change of use of a listed building where it would have a detrimental effect on the character or appearance of it. As noted above, no external works will be undertaken on the building other than the instalment of an air conditioning unit to the rear. No adverse effect to the buildings architectural or historic character will result from the change of use of the building to a bar. This is a view supported by the Heritage Statement submitted with as part of this application. Furthermore, the change of use proposed will also enhance the character of the area by bringing a vacant unit back into use.

5.24 In accordance with paragraph 128 of the NPPF and the relevant Development Plan policies, a Heritage Statement has been prepared and submitted as part of this application. This Statement provides an assessment of the heritage value of the site and includes a description of the site and surrounding area, an analysis of its value and an assessment of its overall significance. The Heritage Statement concludes that the overall physical impact of the proposed development will have no demonstrable impact on any historic fabric or the heritage character of the interior space. The proposed use will bring the ground floor of the building into active use and therefore assist in activating the streetscape. It will not affect the values of the adjacent heritage assets in the streetscape views, or the ability to appreciate those values. Furthermore, the Heritage Statement concludes that the overall heritage impact is considered to be low beneficial as the bar development will enhance to a minor extent, the heritage values of 60 Spring Gardens and its streetscape context.

5.25 As such, the proposed development accords with policy DC18.1 and DC19.1.

DESIGN

5.26 Policies CC9 (Design and Heritage) and EN3 (Heritage) of the Core Strategy both refer to a high standard of design in order to preserve and enhance heritage assets,

5.27 The proposed development compliments and takes advantage of the distinctive external aesthetic and the surviving historic features of the former warehouse and office. It is designed to support the Council's objective of preserving the architectural character, setting and accessibility of the listed building and it will enable the active reuse of the ground floor and side street which will help revitalise the wider streetscape in this part of the Conservation Area, resulting in a positive impact.

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5.28 Importantly, policy EN3 of the Core Strategy states that the re-use of empty listed buildings will be encouraged subject to the buildings significance. The proposed development will re-use an empty floor of a listed building.

5.29 The scheme accords with policy EN3 and CC9 of the Core Strategy.

SUMMARY

5.30 In summary, the principle of the proposed development for the change of use and listed building consent for a bar fully accords with the Development Plan when read as a whole.

5.31 The following Chapter demonstrates that the scheme proposals represent sustainable development in accordance with the NPPF.

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6 SUSTAINABLE DEVELOPMENT

6.1 This Chapter provides an assessment of the proposals against the three dimensions of sustainable development as established in the NPPF.

SUSTAINABLE DEVELOPMENT

6.2 The overarching policy objective of the NPPF is the presumption in favour of sustainable development. Paragraph 6 of the NPPF highlights that the policies in Paragraph 18 – 219, when taken as a whole, constitute the Government's view of what sustainable development means in practice.

6.3 The NPPF at Paragraph 7 indicates that there are three dimensions to sustainable development: economic, social and environmental. An assessment of the proposal against the three dimensions of sustainable development as defined in the NPPF are provided below:

ECONOMIC

6.4 The proposed development will contribute to building a strong, responsive and competitive economy. In particular, the economic benefits which can be expected to be delivered by the application include:

i) The provision of a number of direct jobs throughout the fitting out and construction phase of the development;

ii) The provision of several direct jobs as a result of the development, including managerial roles;

iii) Support for a number of other off site employment opportunities in the hospitality trade, including a number of suppliers; and

iv) The proposed development will create revenue for Manchester City Council.

SOCIAL

6.5 The proposed development would also secure a number of significant social benefits, positively contributing to creating a strong, vibrant and healthy community. Benefits associated with the scheme include:

i) The proposed development will bring a vacant unit back into use which will contribute to creating a more vibrant town centre; and

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ii) The proposed development will provide a meeting place for those living, working and visiting the city.

ENVIRONMENTAL

6.6 The proposed development will not result in significant harm to the natural environment as well as using natural resources prudently and address climate change through the design of proposed dwellings. In particular, the proposed development will:

i) Promote the use of sustainable transport modes as the site is in a highly accessible location

ii) Deliver a high quality development that does not impact on the Conservation Area or surrounding listed buildings;

iii) Not result in any adverse impacts on the air quality, noise or pollution. In particular, it is demonstrated in the submitted noise assessment that the proposed development will not have any unacceptable impact to residential amenities.

SUMMARY

6.7 In summary the proposed development constitutes sustainable development in accordance with the NPPF when taken as a whole. The development will deliver significant positive economic, social and environmental benefits which should be afforded considerable weight in determination of the planning application.

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7 THE PLANNING BALANCE

7.1 This chapter assesses the proposal against the presumption in favour of sustainable development as defined by the NPFF. Paragraph 14 of the NPPF states:

"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For decision-taking this means:

- *Approving development proposals that accord with the Development Plan without delay; and*
- *Where the Development Plan is absent, silent or relevant policies are out of date, granting permission unless:*

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or

- Specific policies in this Framework indicate development should be restricted"[3]

7.2 When determining planning applications, the LPA must undertake an appropriate planning balance exercise which accepts that proposals may still be considered to be in accordance with the Development Plan as a whole, even where there may be some conflict with certain policies therein.

7.3 In this instance, there is no conflict with the Development Plan when read as a whole and therefore there is a presumption in favour of the application proposals in accordance with Paragraph 14 of the NPPF because:

i) As demonstrated in Chapter 5 of this document, the proposal fully accords with the Development Plan. As such, the development should be approved without delay.

ii) The adverse impacts of granting planning permission and listed building consent, for which there are none would not significantly and demonstrably outweigh the extensive benefits as set out in Chapter 6 of SPS, when weighed against the policies in the Framework taken as a whole

[3] National Planning Policy Framework (2012) DCLG, Page 4, Paragraph 14

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iii) There are no other policies in the NPPF which indicate that the development should be restricted.

SUMMARY

7.4 In summary, the presumption is fully engaged and it has been demonstrated that there is a presumption in favour of the proposed development in accordance with Paragraph 14 of the NPPF. This is a significant material consideration and should be afforded substantial weight in the determination of the application.

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8 SUMMARY AND CONCLUSIONS

8.1 The Supporting Planning Statement (SPS) has been prepared by HOW Planning on behalf of NPV Manchester Ltd in support of a full planning application and listed building consent made to Manchester City Council for a change of use from offices to a bar at 60 Spring Gardens, Manchester.

8.2 This Supporting Planning is intended to address the relevant planning considerations and particular the case for the change of use from Use Class A2 to Use Class A4 at the site. It considers the proposals in light of national and local planning policy and assesses the scheme in planning policy terms.

A Sustainable and Accessible Site

8.3 The application site is situated in a highly sustainable location within Manchester City Centre. It has excellent accessibility for pedestrians and cyclists and is very well connected to public transport links allowing for a reduced reliance on private motor vehicles. Furthermore the area already contains a mix of office and leisure uses and therefore the proposed development would not be out of place in its surroundings.

The Scheme Proposals

8.4 The application is submitted in full detail and also seeks listed building consent. It proposes the following on the planning and listed building consent application forms:

"Change of use from an office (Use Class A2) to a bar (Use Class A4) including internal alterations, external seating area and the installation of an air conditioning unit to the external roof".

8.5 The design of the development has been influenced by the site's opportunity and characteristics. This includes using the existing access point on the corner between Concert Lane and Spring Gardens. Given the sustainable location, the application proposes a bespoke bar which seeks to enhance the grade II listed building and Upper Kings Street Conservation Area designation.

Appraisal of the Proposals

8.6 Section 38 (6) of the Compulsory Purchase Order Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

8.7 The proposed development compliments and takes advantage of the distinctive external aesthetic and the surviving historic features of the former warehouse and office. It is designed to support

the Council's objective of preserving the architectural character, setting and accessibility of the grade II listed building and it will enable the active reuse of the ground floor and side street which will help revitalise the wider streetscape in this part of the Conservation Area, resulting in a positive impact and overall high quality development.

PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

8.8 As demonstrated by this Supporting Planning Statement, the proposed development fully are considered to accord with the Development Plan when read as a whole, with no significant adverse impacts identified. The principle of development at the site is entirely acceptable in planning terms having regard to sustainable principles, the site's location and accessibility as well as its heritage assets. Rather, the proposed development will deliver a series of significant benefits that should be afforded weight in the determination of this application. As such, there is a presumption in favour of sustainable development in accordance with paragraph 14 of the NPPF.

SUMMARY

To conclude, the proposed development represents a high–quality sustainable form of development which accords with the Development Plan and the requirements of the NPPF in delivering a series of significant economic, social and environmental benefits and should be granted planning permission without delay.

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APPENDIX 1: SCHEDULE OF SUPPORTING DOCUMENTS AND PLANS

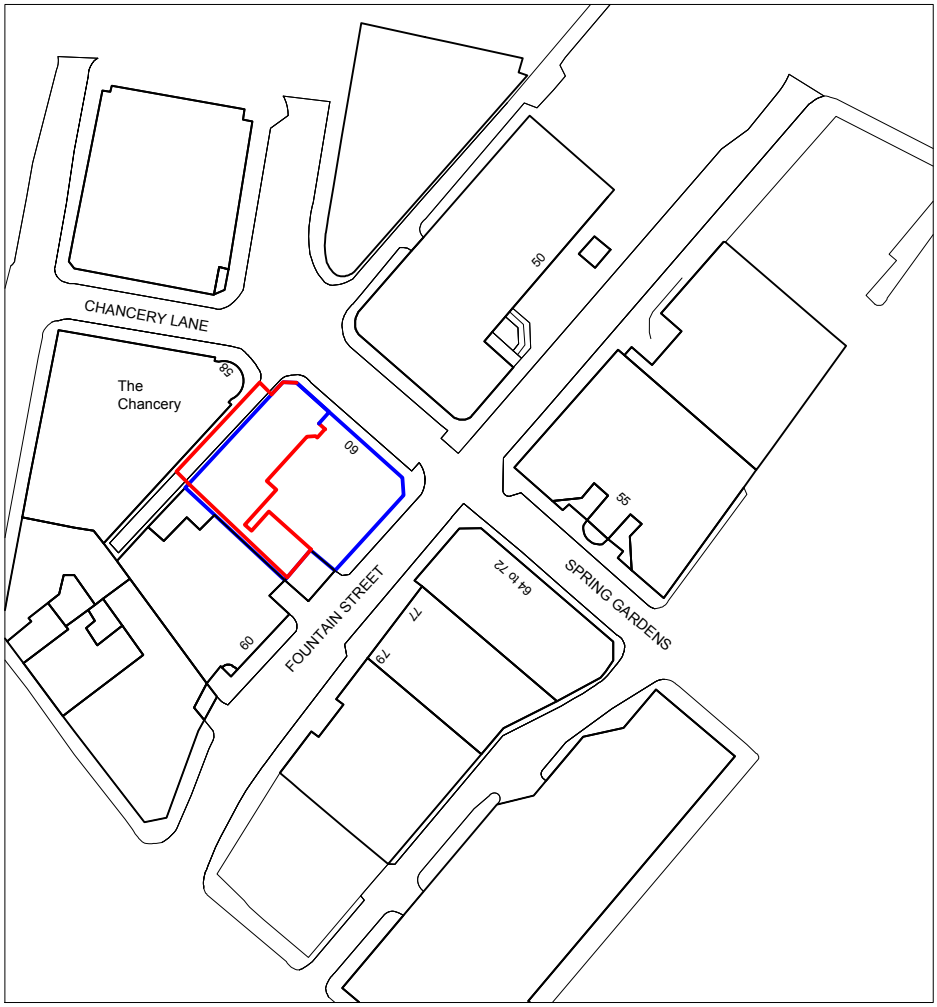
Table 1: Schedule of Supporting Plans and Documentation

Supporting Documents	Author	Date	Reference
A cheque for £385			
Application Forms and Certifications	HOW Planning	December 2016	
Supporting Planning Statement	HOW Planning	December 2016	
Site Location Plan	Pickard Design	30 November 2016	PD-ROC117-003 (Rev B)
Existing Floor Plans	Pickard Design	30 November 2016	PD-ROC-PL001 (Rev B)
Proposed Floor Plans	Pickard Design	30 November 2016	PD-ROC-PL004 (Rev B)
Existing Elevations	Pickard Design	30 November 2016	PD-ROC-PL002 (Rev A)
Proposed Elevations	Pickard Design	30 November 2016	PD-ROC-PL011
Existing Ceiling Plans	Pickard Design	30 November 2016	PD-ROC-PL008
Proposed Ceiling Plans	Pickard Design	30 November 2016	PD-ROC-PL009 (Rev A)
Existing and Proposed Cross Sections	Pickard Design	30 November 2016	PD-ROC-PL005 (Rev A)
Existing Roof Plan	RDL Raxter	1 February 2015	10642-001
Proposed Roof Plan	MMA Consulting Engineers	1 December 2016	5019-XX-ZZ-MEPH-M-03 (Rev: P1)
Noise Impact Assessment	Fisher Acoustics	November 2016	PRO565-REP01-MPF
Waste Plan	Pickard Design	30 November 2016	PD-ROC-PL006 (Rev B)
Proposed Servicing Plan	Pickard Design	30 November 2016	PD-ROC-PL007 (Rev B)
Planning Waste Proforma	Roc & Rye	December 2016	
Planning Submission Ventilation Details	MMA Consulting Engineers	17 November	2019-XX-ZZ-MEPH-M-02 (Rev P1)

Access Arrangements	Pickard Design	30 November 2016	PD-ROC-PL010 (Rev A)
Crime Impact Statement	Greater Manchester Police	8 November 2016	2016/0863/CIS/01
Design and Access Statement	Pickard Design	December 2016	
Heritage Statement	Stephen Levrant Heritage Architecture Ltd	1 December 2016	
Architectural Method Statement	Contact One	December 2016	DLR/EQ2079
Existing Air Conditioning Condensers - Sections	Cube Architecture and Design	December 2016	AS556-01
Proposed Air Conditioning Condensers – Sections	Cube Architecture and Design	December 2016	AS556-02
Air conditioning technical specification and layout	MMA Consulting	11 November 2016	5019-XX-ZZ-MEPH-M-01 (Rev P2)
Covering Letter on Proposed External Seating Area	Roc & Rye	December 2016	
Existing and Proposed Layout of the External Seating Area	See Existing and Proposed Floor Plans		PD-ROC-PL001 (Rev B) PD-ROC-PL004 (Rev B)
Existing and Proposed Contextual Elevations of the External Seating Area	See Existing and Proposed Elevations		PD-ROC-PL002 (Rev A) PD-ROC-PL011

APPENDIX 2: SITE LOCATION PLAN

NORTH



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218 Liverpool Road, Longton, Preston PR4 5YB
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Project
Roc & Rye Limited
60 Spring Gardens
Manchester
M2 2BQ

Client
Roc & Rye Limited

Drawing Title
Site Location Plan

Status
Planning

Scale
1:1250 @ A4

Drawn By
SP

Date
30/11/2016

Drawing Number
PD-ROC117-003

Revision
B

APPENDIX 3: PHOTOGRAPHS OF THE SITE



Figure 1: Exterior of 60 Spring Gardens with access to the proposed bar on the corner.



Figure 2: Access to the proposed bar.



Figure 3: View down Concert Lane from Spring Gardens



Figure 4: View towards Spring Garden from the end of Concert Lane



Figure 5: Location of proposed Air Con Unit



Figure 6: Location of proposed Air Con Unit



Figure 7: Location of proposed Air Con Unit



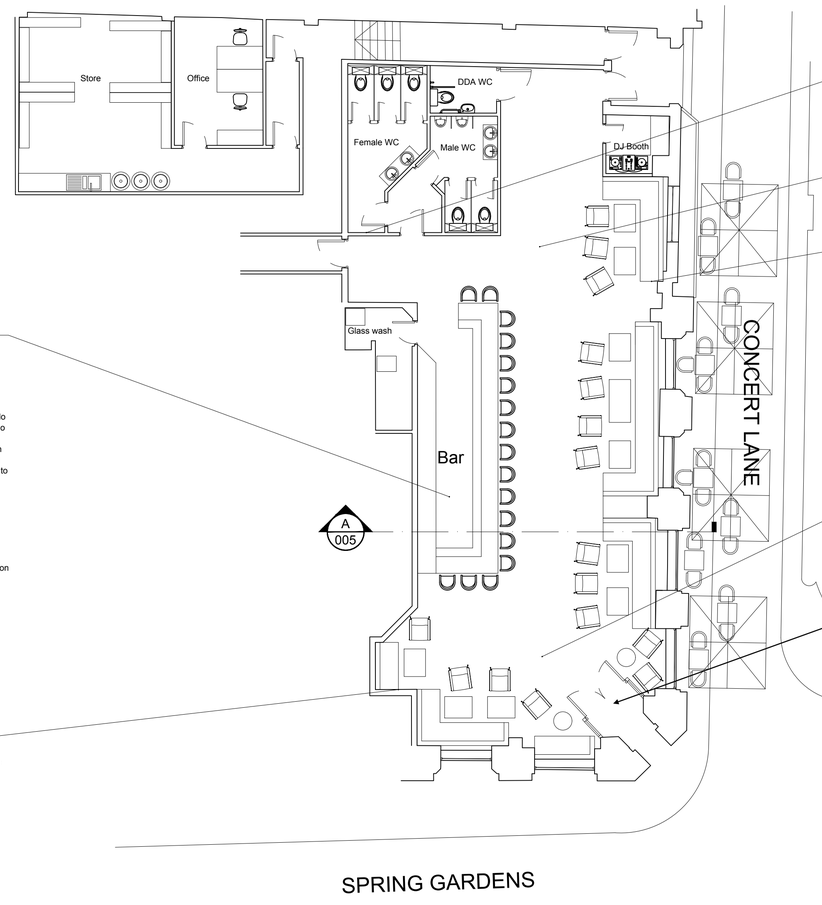
Figure 8: Interior of the existing office use at 60 Spring Garden



Figure 9: Interior of the existing office use at 60 Spring Garden

APPENDIX 4: PROPOSED SITE PLAN

Proposed Plan



Electrical
Supply and installation of feature lighting to MF ceiling and perimeter walls as indicated on proposed layout.
Supply and installation of power supplies to accommodate bar appliances, DJ booth power requirements, mechanical installation and cleaners sockets.

Mechanical
Supply and installation of water feeds, waste feeds and megaflo water boiler to accommodate WCs and bar appliances. Megaflo to be installed behind proposed bar within existing storage cupboard. Water feeds to be installed from existing point within cupboard to megaflo and feeds taken from megaflo to bar and WCs. Waste feeds to dropped through existing floor slab local to bar & WCs and terminated within carpark below. Includes necessary builders works/core drilling to accommodate these works.
Supply and installation of contract sanity ware to WCs as indicated on proposed layout.
Supply and installation of ventilation system as indicated on proposed mechanical layout and as per the following;MITSUBISHI LGH150RVX-E EXCHANGER.
Supply and installation of air-conditioning system as indicated on proposed mechanical layout and as per the following; MITSUBISHI PUHZ-ZRP140VKA.

Decoration
Apply 1no coat of undercoat and 2no coats of matt emulsion paint to new and existing walls and ceilings.
Apply 1no coat of undercoat and 2no coats of eggshell paint to new and existing woodwork.

Partitioning
Supply and installation of solid partitioning to form WCs and DJ booth. Partitioning to comprise of 50mm metal stud and track faced either side with 2no layers of 12.5mm standard plasterboard, cavity filled with 50mm acoustic quilt and plasterboard face finished with 3mm multifinish plaster skim.

Supply and fit ceramic tiles to perimeter of WC walls full height. Tiles to be installed onto hardibacker board with an appropriate adhesive. Finish with mould resistant grout.

Ceilings
Supply and installation of MF ceiling to entire demise consisting of metal MF grid system supported by perimeter trim and galvanised angle fixed to original concrete soffit. 1no layer of 12.5mm plasterboard installed to the underside of grid and plastered with 3mm multifinish plaster.

Joinery
Supply and installation of profiled timber skirting boards to all new and existing walls and prepare ready for decoration.
Supply and installation of solid timber door sets to form access to wc's inclusive of paintgrade doors installed within a paintgrade softwood doorframe with architraves to match skirting boards and all necessary ironmongery.
Supply and installation of decorative radiator covers to all existing radiators and prepare ready for decoration.
Supply and installation of bespoke banquet seating to perimeter of main area consisting of fixed timber frame finished with upholstery.
Installation of bespoke Metal frame bar furnished with Chesterfield style leather.

Flooring
Prepare existing floor to main area ready to receive reclaimed solid American white oak flooring. Finnish with a light sand and 2no coats of clear lacquer.
Prepare existing floor behind bar area ready to receive new polysafe standard vinyl floor covering with coved skirting.
Prepare existing floor to wc's ready to receive 300 x 300mm non slip ceramic floor tiles. Includes 150mm upstand to perimeter of wc's finished with brushed aluminium square edge tile trim. Tiles fitted with an appropriate adhesive finished with a mould resistant grout.

Entrance Door
To retain the original doors with added installation of effective acoustic perimeter seals.

0m 10m

N

General Notes

This drawing must only be scaled when printed at A1. All dimensions are to be checked on site before any work is put in hand.
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No.	Revision/Issue	Date
B	Annotations added	30/11/16
A	Lineweights and furniture layout amended	19/11/16
-	Initial issue	07/11/16

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Project
Roc & Rye Limited
60 Spring Gardens
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M2 2BQ

Status
Planning

Drawing Title
Proposed Plan

Drawing Number
PD-ROC-PL004

Scale
1:100 at A1

Client
Roc & Rye Ltd

Drawn by
SP

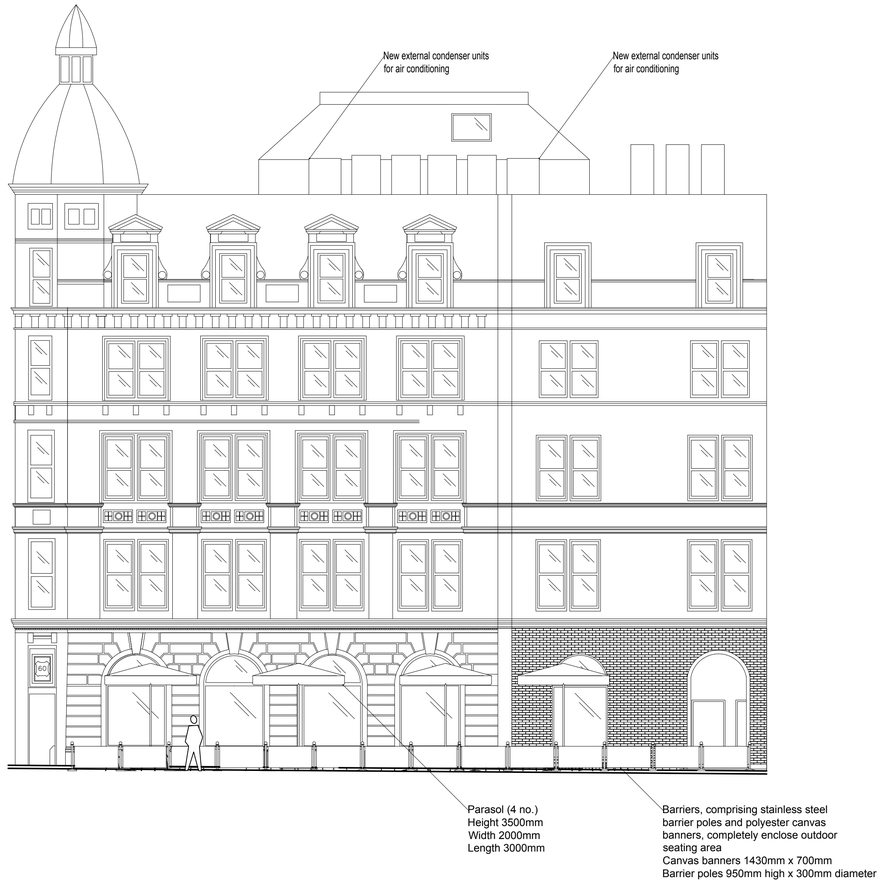
Date
30/11/2016

Revision
B

APPENDIX 5: PROPOSED ELEVATION AND CROSS SECTION PLANS



Front Elevation (Spring Gardens)



Side Elevation (Concert Lane)

0m 10m

General Notes

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No.	Revision/Issue	Date
-	Initial issue	30/11/16

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Project
Roc & Rye Limited
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M2 2BQ

Status
Planning

Drawing Title
Proposed Elevations

Drawing Number
PD-ROC-PL011

Scale
1:100 at A1

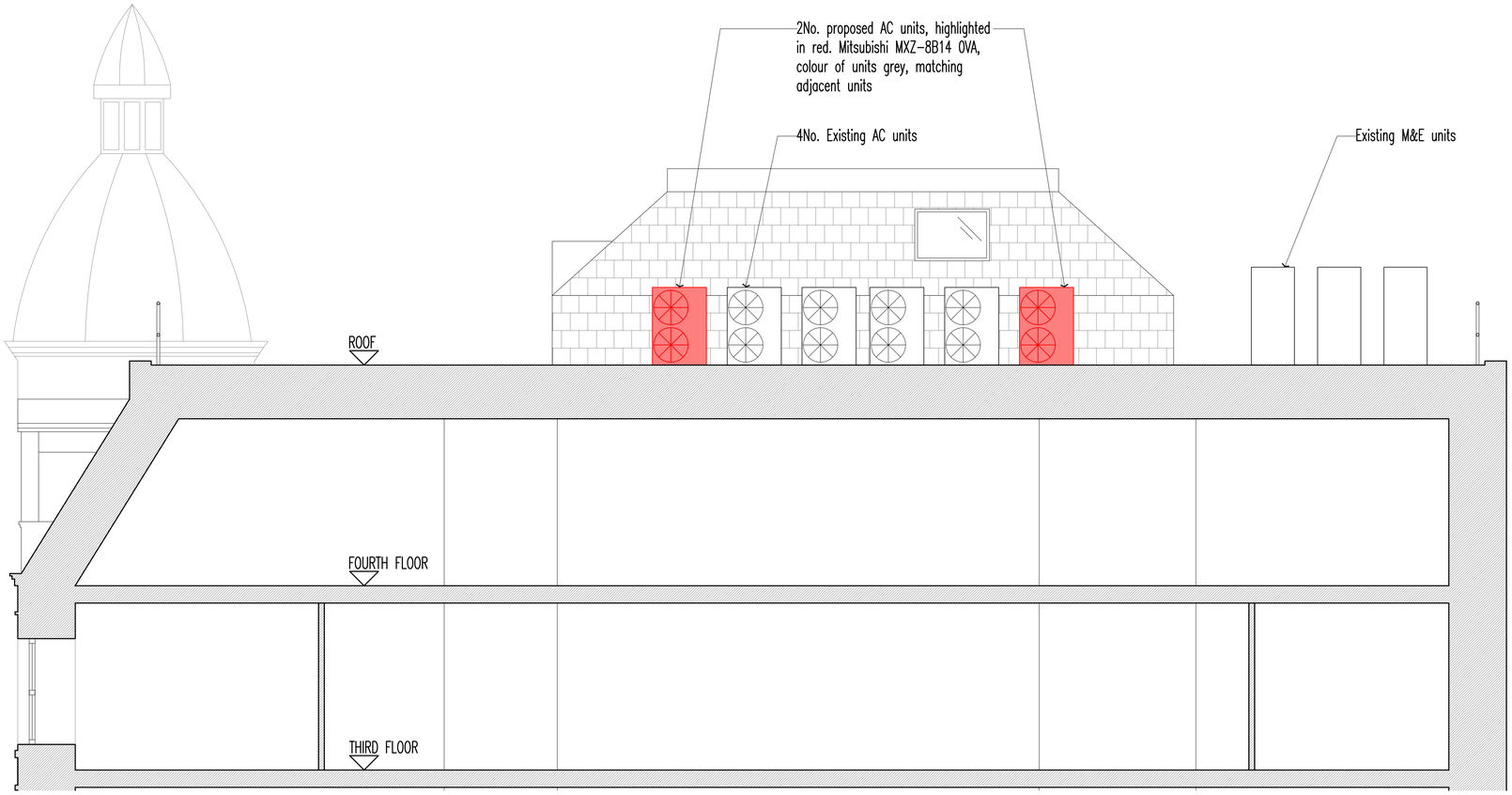
Client
Roc & Rye Ltd

Drawn by
SP

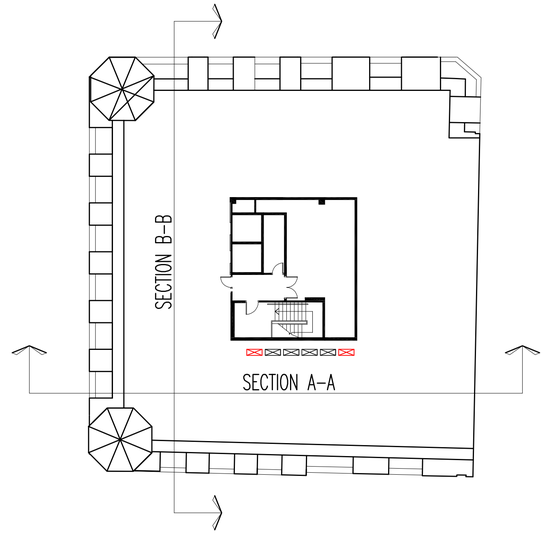
Date
30/11/2016

Revision
-

- ANY DISCREPANCIES ARE TO BE REPORTED TO CUBE ARCHITECTURE AND DESIGN BEFORE ANY WORK COMMENCES.
- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE.
- THIS DRAWING SHALL NOT BE SCALED TO ASCERTAIN ANY DIMENSIONS. WORK TO FIGURED DIMS ONLY.
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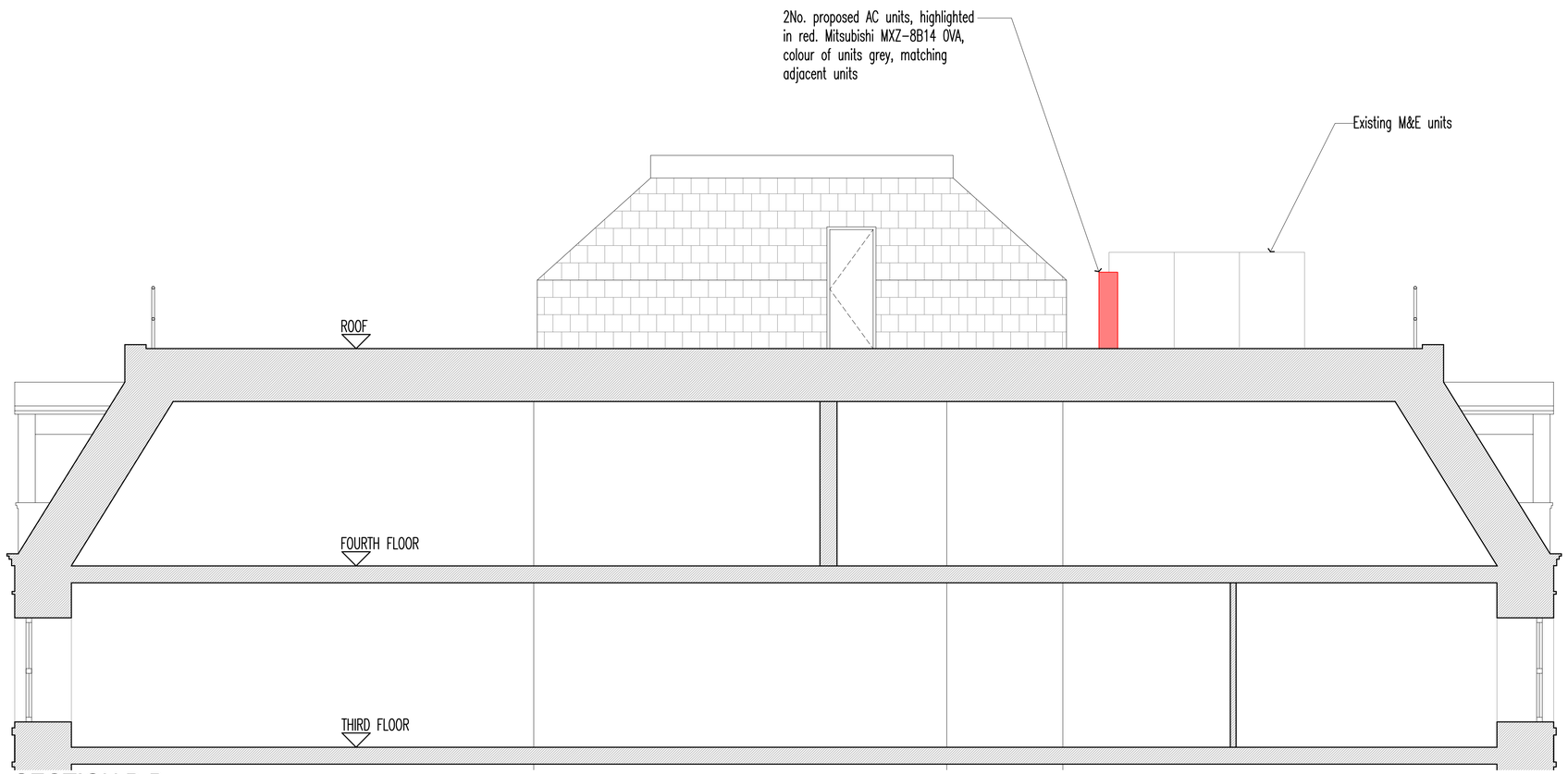


SECTION A-A



ROOF REFERENCE PLAN

SCALE 1:200@A1



SECTION B-B

Rev	Description	Date	By

Status:
PLANNING

Client:

Contract:
60 SPRING GARDENS
MANCHESTER

Drawing:
PROPOSED AIR CONDITIONING CONDENSERS - SECTIONS

Drawing No:	Revision:	Scales:
AS556-02		1:50@A1
Drawn:	Checked:	Date:
AB		DEC '16

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DO NOT scale from this drawing.

APPENDIX 6: POLICY SCHEDULE

Policy	Appraisal	Policy Compliant
Manchester City Council Core Strategy 2012 – 2017		
Policy SP1: Spatial Principles	Policy SP1 states that development should have regard to the character, issues and strategy for each area – in this case the City Centre. Furthermore, it states the focus of growth for the Regional Centre will be for economic and commercial development, retail, leisure and cultural activity alongside high quality city living. The principle of leisure use has been identified as an accepted type of development within the city centre, and this SPS has clearly demonstrated how a leisure use can be delivered at the currently vacant ground floor unit.	Yes
Policy CC1: Primary Economic Development Focus: City Centre and Fringe	This policy states that the provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities will be encouraged in the City Centre in line with Policy C2, to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre. The proposed development comprises leisure use and as such is in accordance with Policy CC1.	Yes
Policy CC4: Visitors – Tourism, Culture and Leisure	The policy states that the City Centre will be the focus for culture and leisure in the City Region. Proposals to improve the appearance, use and accessibility of all cultural and visitor attractions and associated facilities will be supported. As discussed above, the SPD has clearly demonstrated how the proposal will improve the appearance of the ground floor of a City Centre building for leisure use.	Yes
Policy T2: Accessible Areas of Opportunity and Needs	Policy T2 states that the Council will actively manage the pattern of development to ensure that new development is easily accessible by walking, cycling and public transport and connects residents to jobs, centres, health, leisure, open space and educational opportunities. Chapter Two of this SPS has clearly demonstrated that the site is in a highly sustainable and accessible location within Manchester City Centre. It has excellent accessibility for pedestrians and cyclists. It is also well connected to public transport links allowing for a reduced reliance on private motor vehicles.	Yes

Policy EN1: Design Principles and Strategic Character Areas	Policy EN1 states that scheme will have to demonstrate how they comply with the principles of urban design relevant to their character area. Specifically, it states that proposals should have regard the rich heritage legacy present within the City Centre. As detailed in this SPS and the Design and Access Statement, the proposed design has been informed by the sites constraints and opportunities and influenced by the character of the surrounding area and existing heritage assets. The submitted Heritage Statement concludes that the overall physical impact of the proposed development will have no demonstrable impact on any historic fabric or the heritage character of the interior space. The proposed use will bring the ground floor of the building into active use and therefore assist in activating the streetscape. It will not affect the values of the adjacent heritage assets in the streetscape views, or the ability to appreciate those values. Furthermore, the Heritage Statement concludes that the overall heritage impact is considered to be low beneficial as the bar development will enhance to a minor extent, the heritage values of 60 Spring Gardens and its streetscape context. The SPS and Heritage Statement clearly demonstrates how this high quality development has regard to the rich heritage legacy within the City Centre.	Yes
Policy EN4: Reducing CO2 emissions; EN5: Strategic areas for low and zero carbon decentralised energy infrastructure; EN6: Target framework for CO2 reductions	Policy EN4, EN5, and EN6 seek to encourage developments to move towards reducing carbon emissions and reducing overall energy demands. The building techniques and materials used as part of the proposed development will comply with the most current and applicable building regulations and will contribute to reducing CO2 emissions. This policy will be dealt with at Building Regulations stage.	Yes
Policy EN19: Waste	Policy EN19 requires all proposals to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible, and encourages recycling where possible. As agreed with the Council prior to submission, a Waste Plan has been submitted as part of the application. It confirms the storage and collection of refuse and litter will be in the basement as well as the safe route for staff to take to access the waste storage area and the route and access for collection vehicles. Furthermore, a Waste Proforma has been completed and submitted with the application to detail the expected volumes produced, where this will be stored, how this will be collected and the collection frequency. In terms of construction and demolition waste this will be minimal given that the proposed development is for a change of use of an existing building and does not involve any demolition or the construction of a new building.	Yes
Policy DM1: Development Management	Policy DM1 states that all development should have regard to the following:	Yes

	• Appropriate siting, layout, scale, form, massing, materials and detail; • Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding areas. • Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise. • Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes; • Community Safety and crime prevention; • Refuse storage and collection; The points above have been addressed already in the specific policies. In addition, the Design and Access Statement which is submitted in support of this application demonstrates that consideration has been given to the character of the surrounding area as well as the nature of the design. Furthermore, it has been demonstrated that the site is in a highly sustainable and accessible location within Manchester City Centre, with excellent accessibility for pedestrians and cyclists. It is also well connected to public transport links allowing for a reduced reliance on private motor vehicles. In terms of access for all, a plan showing the ability for disabled people to easily access the site is submitted as part of the application. This shows the site being accessed on the corner between Concert Lane and Spring Garden and the main entrance width being 933mm at the narrowest point. As such it is accessible for disabled persons and wheelchair users. This is further supported by the level access from the pavement. Furthermore, disabled persons and wheelchair users will be able to access all internal seating and level external seating. Finally, level access is provided to a DDA-compliant toilet facility suitable for disabled persons and wheelchair users. In terms of crime, a Crime Impact Survey has been prepared by Greater Manchester Policy and submitted alongside the application. This document states the proposed development for the conversion of an existing building involves little change to the structure and thus, the potential to make alterations and upgrade the physical security of the building is limited. It states the positive aspects of the proposed development to include the access via a recess sheltered doorway, its location having a lower risk of night time economy related crimes, natural surveillance from within the bar area of the access point and finally the pedestrian flow in the area is not very high therefore the external seating area should have little impact or potential to generate criminal activity. It also outlines recommended measures to be taken to ensure a secure and safe use at the site. This includes the type of secure doors used, the height of the bar, hooks under tables, style and design of the toilet area, CCTV installation and the implementation of an alarm to cover the premises.	

	In addition, the noise assessment submitted with the application confirms that the noise from the proposed bar's building services equipment will meet Manchester City Council's noise criteria without additional mitigation. It has also demonstrated that the bar's trading area can operate with reasonable levels of operational noise during daytime without causing disturbance to occupants of the office above. Noise mitigation measures are recommended in order to permit increased levels of operational noise to be generated within the bar that are compatible with busy daytime trading using background music and late evening trading with louder foreground music. The recommended mitigation includes sealing the opening lights located above the trading area's windows, installing a sound lobby at the main entrance to the bar, fitting acoustic seals to the perimeter of the rear fire exit door and installing an independent plasterboard lining to the wall separating the bar from the adjacent reception area and stairwell. With regard to waste, a Waste Plan has been submitted as part of the application which confirms the storage and collection of refuse and litter will be in the basement. This plan also details the safe route for staff to take to access the waste storage area and the route, access and frequency for collection vehicles. A Servicing Plan has also been submitted and details how delivering vehicles will reverse down Concert Lane and unload at the existing rear door to the unit. Any outdoor furniture will be stowed inside during times when deliveries will be made. It is intended that reversing down Concert Lane will incur minimal risk as it is not a through road, and steps taken will ensure no pedestrians or obstructions are in the way before reversing. In summary, the proposed development comprises with policy DM1.	
UDP		
DC22.1 – Footpath Protection	This policy states that the Council will have regard to the effect on existing pedestrian routes and will not normally allow development which would result in unacceptable inconvenience to local pedestrian movement. In response the proposed development will have no impact on the existing pedestrian routes through the City Centre and more specifically there will be no impact to the immediate site area. A pedestrian footpath is accessible on both sides of Spring Gardens allowing for safe pedestrian access to the site. The external seating area proposed as part of the development is located on Concert Lane, off Spring Gardens, which is a dead end and therefore has no effect to pedestrian movement.	Yes
DC26.1 Development and Noise	The policy states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting the City. The Council will consider both: a. The effect of new development proposals which are likely to be generators of noise; and	Yes

	b. The implications of new development being exposed to existing noise sources which are effectively outside planning control. A Noise Assessment has been submitted with the planning application, the details of which have been covered against policy DM1: Development Management. Overall, the proposed development is in accordance with policy DC26.1.	

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