

PLANNING APPLICATION

UNIT G18 SMITHFIELD BUILDING
TIB STREET
MANCHESTER
M4 1NB

PROPOSAL: CHANGE OF USE
FROM: CONVENIENCE STORE (WITH ALCOHOL MERCHANTS)
TO: CONVENIENCE STORE (WITH ALCOHOL MERCHANTS) WITH INTEGRATED DELICATTESSEN/ CAFÉ/ RESTAURANT/ BAR/ TAKEAWAY

PLANNING, DESIGN AND ACCESS STATEMENT

APRIL 2013

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NOCHINTZ

Authorised for and on behalf Creative Planning



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1. CONTEXT

This document is submitted as supplementary information to accompany a planning application for the addition of new uses within Unit G18 on the Tib Street side of the Smithfield Building.

The Smithfield Building is a period building refurbished by Urban Splash in the early stages of the regeneration of the Northern Quarter, to create a vibrant mix of uses under one roof comprising retail and leisure uses at ground floor with residential apartments above.

The unit, covering a floorspace of 280sq.m over two floors at ground and basement level, is currently a convenience store selling general groceries and alcohol, trading under the name LOCO.

The unit has been in its current use since October 2011. Prior to that it was a hairdressing salon, and prior to that it was the Café Deli known as Love Saves the Day.

LOCO is run by Mital Morar, a local retailer and bar/restaurant owner. He has over 8 years of success in business in Manchester and is expanding his interests. Aside from this store he also runs two other LOCO Stores – LocoMoho in Castlefield (including Head Office) (opened 2007), Loco Citygate (opened 2010); and The Banyan Tree café/bar in Castlefield (opened 2008).

LOCO has good loyal staff who have worked for them for a number of years, including retail staff, chefs, waiters and bar-tenders. It has a good base of regular customers including local workers and city residents. As the main and largest independent convenience store in the area, it plays an important function in the Northern Quarter and creates a hub for the local community spirit for which it is known.

2. PROPOSAL

The current trade of LOCO in the Northern Quarter is insufficient to enable it to continue into the future. It needs to intensify and diversify the use of its floorspace to improve profits and ensure the sustainability of the business. It sees an opportunity for a new offering including events and tastings and education on the food and drinks that it sells as a route to marketing something alternative and new.

The proposal is to continue to operate a convenience store but integrate in addition a new kitchen and bar/drinks serving area and seating to provide a coffee/tea shop/delicatessen/restaurant/takeaway facility for breakfast, lunch and dinner. Diners will be able to eat in or take some freshly prepared food or unusual produce home along with their daily groceries. They can sample some unique wines, spirits, beers & soft drinks and take them home or taste on the premises and match with food.

It will be a sociable space where small food and drink-based community events and tastings can be held on site, and perhaps some social clubs can meet. A shop will remain throughout with complimentary products all around on both floors. People can enjoy a thoroughly unique retail experience through being more involved in and trying out the products before they take them away.

The main retail area of the convenience store will remain at ground level, and this will be supplemented with some informal, coffee shop seating and wifi facilities. A new kitchen/food preparation area, a bar and a mixture of seating will be provided on the lower floor to allow customers to be comfortable and consume their goods. It will also be supported by a retail display area of drinks and unique groceries for people to purchase in addition to their on-site experience.



The new facilities will offer customers a unique and exciting specialist food and wine experience, with produce of the highest quality, underpinned by exceptional service, set in an friendly sociable space. The concept will add to the cultural diversity of the Northern Quarter with an offer that does not currently exist in the area, providing a hub for local residents, workers, shoppers and visitors to the area to meet, eat, drink and shop. It will fit well into the surrounding mix of uses which include apartments, offices and workspaces, shops, restaurants and bars, and enhance the offer of this creative quarter.

Opening Hours

The current store opening hours are 07:00-00:00 seven days a week. The plan is to change hours to 08:00-01:00. The alcohol license will run to 00:30 with a final half hour for people to finish drinks and leave the premises. The proposed range of opening hours are the maximum that will occur; in reality the premises will close earlier most evenings.

Employment

A key planning objective is to promote economic growth and encourage investment creating additional employment. The proposal will create new gainful employment for three new full time members of staff. This will supplement the four full time and three part time staff members currently employed on the premises.

Alcohol Licence

An application for a licence to serve alcohol for consumption on the premises has been submitted to the licencing department. It must be emphasised that this side of the business is purely to supplement and enhance the existing alcohol retail function, and there is no intention to operate the premises as a solely alcoholic drinks led operation or similar use which would fall within the A4 (Drinking Establishment) Use Class.

3. DESIGN STATEMENT

The 280sq.m unit, of approximately rectangular form, is split over two levels. The convenience store goods are displayed on the ground floor, including a range of food and drink; and on the basement level it is dedicated to the sale of alcohol.

Urban Splash treated the exterior façade in a sympathetic manner to retain most original features. The original stonework that dictates the character of the building dictated the position of the current doorway and window. No change is proposed to the external face of the unit.



The interior has a fairly high ceiling and large window to Tib Street. There is some exposed brickwork, steel columns, and a timber floor and beams which characterise Manchester's industrial heritage. These will be retained to keep the existing character. The proposal involves minimal internal modification.

A proposed illustrative layout plan for both floors has been submitted with the application. To the ground floor there is minimal change; two window seats will be added to main frontage internally to give more presence on the street and some retail racking removed to accommodate this.

On the basement level an indicative layout has been submitted. The precise configuration may be subject to change but it gives an indication of the approximate split of functions.

There will still be some retail display around the perimeter of the space and the existing retail counter refurbished and given an uplift to the display area behind. There will also be an additional service counter next to this, dividing the new seating area from the new kitchen/servery installation to the rear.

The space will hold 50 covers with a mixture of seating and tables and be serving food and drink which can be purchased on the premises or bought as before and taken out.

Toilet facilities will remain on the ground floor in the current position and be shared by staff and customers.

Extraction and Ventilation

An extraction system will be fitted to extract the fumes from the new kitchen at basement level. This will be similar to other premises in the Smithfield Buildings. A canopy to bring in fresh air and extract fumes will extrude at street level. The roofline of the basement is in line with the pavement outside.

There are no plans for additional ventilation equipment.

Refuse Disposal

Waste will be stored day-to-day in bins inside the premises. As is the existing position, this is separated into different bins according to the type of waste, to allow for recycling.

There is a daily collection of all cardboard and plastic and general waste. General waste is collected daily and taken to the other LOCO Store at Ellesmere Street in Castlefield where the store has a contract with Viridor for collection of general waste and glass.

Servicing

There is no change proposed to the existing servicing arrangement. Deliveries are made 6 days a week, mostly by Transit van sized vehicles.

Acoustics

Azymuth Acoustics have prepared an Acoustic Report in line with the requirements of the Council's Environmental Health department, with whom consultations have taken place. This is submitted under separate cover with the application.

The proposal will not be detrimental to neighbouring residential amenity.

Security

There is an existing security system in place, including CCTV, shutters and panic alarms. This works effectively to mitigate against crime.



4. ACCESS STATEMENT

The premises is accessed by a door on the Tib Street elevation, level to the pavement. Inside the door are six steps that rise to the elevated ground floor of the unit. There are 14 steps down to the basement level.

A fire exit exists to the rear.

No changes are proposed to the existing arrangement.

5. TRAVEL AND PARKING

The site is in a highly accessible and sustainable city centre location, well served by public transport and facilities for walking and cycling.

Due to its location in a busy part of the city and so close to Piccadilly, with Manchester's main train and tram station and bus exchange, it is expected that the staff and the great majority of customers will travel by train, tram, bus, cycle or on foot.

For those arriving by car, there are a number of public on-street metered car parking spaces and the NCP Northern Quarter multi-storey car park is conveniently situated across the road.

6. PLANNING POLICY

NATIONAL LEVEL

NPPF – National Planning Policy Framework

This newly published document replaces all previous PPS/PPG's and contains the latest expression of planning policy at a national level.

The proposal complies with the policy, which encourages the promotion of urban regeneration to improve the well being of communities, improve facilities, and promote high quality and safe uses. It promotes mixed use developments that create linkages between different uses and create more vibrant places.

LOCAL LEVEL

Manchester City Council's Unitary Development Plan

Policy H1.4: The proposal meets the implied aims of mixing housing above with retail and commercial uses below.

Policy H2.2: The proposal will not have an unacceptable effect on neighbouring residential properties.

Policy I1.1: The proposal will help to meet the stated aim of providing new employment opportunities.

Policy I1.8: The proposal will contribute to the tourism offer of the city centre.

Policy I2.1: The use will be fully accessible by all modes of transport in the city centre and particularly well served by available public transport networks.

Policy S1.1: The proposal will help to improve the City Centre environment for shoppers and pedestrians.

Policy S2.1: The proposal will contribute towards the offer of good quality local and convenient shopping facilities within easy reach of people's homes.

Policy S2.4: The proposal will not detrimentally affect the amenity of neighbouring residential properties.

Policy L1.7: The proposal will contribute towards the aim of strengthening the city's role as an international and regional centre for the arts and culture.

Policy DC10.1: This proposal for food and drink sale is in an appropriate location, will not adversely affect the amenity of neighbouring residents, has safe and convenient arrangements for parking and servicing, provides for access as far as is practicable, and has adequate arrangements for the storage and disposal of refuse.

Policy DC10.2: states that the Council will normally accept the principle of proposals for the sale of food and drink in the City Centre, commercial areas, in shopping centres and, at ground level, in local shopping parades of more than 8 shops or offices.

Policy DC26.1: The proposal will not have an unacceptable impact in terms of noise on its neighbours.

Planning Policy Compliance

As detailed in this section, the proposal complies with the aims of all relevant planning policy at both national and local levels.

7. CONSULTATION

A pre-application discussion took place between Creative Planning, planning agents, and planning officer Angela Leckie on 21st February 2013. She advised which information would be required with the submission. The application is in line with this. In particular, an Acoustic Statement has been prepared.

Ms Leckie advised that later opening hours should be limited to Thursday to Saturday. Again, the proposals have been designed in line with this advice.

Informal consultation has also been carried out with existing customers of LOCO and the response has been overwhelmingly positive.

8. CONCLUSION

It has been demonstrated that the proposed mixed use facility will bring a number of benefits to the local people, provide a new and exciting offer to the Northern Quarter and ensure the economic

viability and sustainability of this important local facility into the future. The applicant therefore hopes that the proposal meets with support from the Council and the public and that planning permission is granted.