Colliers INTERNATIONAL

PLANNING AND
BU[illegible]OL
14 DEC 2011

PAPA JOHN'S (GB) LTD

NOVEMBER 2011

SUPPORTING PLANNING AND DESIGN AND ACCESS STATEMENT

FOR

252-254 WILMSLOW ROAD, FALLOWFIELDS, MANCHESTER

CONTENTS PAGE

1.0	INTRODUCTION	1
2.0	SITE AND LOCALITY	2
3.0	APPLICATION PROPOSAL	3
4.0	PLANNING POLICY ANALYSIS	5
5.0	DESIGN AND ACCESS STATEMENT	7
6.0	PRE-APPLICATION DISCUSSIONS AND PLANNING HISTORY	9
7.0	PLANNING CONSIDERATIONS	10
8.0	SUMMARY AND CONCLUSIONS	11

APPENDICES

Appendix 1 - Site Location Plan

Appendix 2 – Noise Management Plan

Colliers International

12th Floor, Eleven Brindleyplace,

2 Brunswick Square, Brindleyplace,

Birmingham, B1 2LP

Contact: Dawn Adams

Tel: +44 121 265 7510
Fax: +44 121 212 3010

1.0 INTRODUCTION

1.1 This planning statement is prepared in support of a planning application for the change of use of 252-254 Wilmslow Road, Fallowfields from a café/bar (Sui Generis) to a Hot Food Takeaway (Use Class A5), including minor external alterations. The application is made on behalf of Papa John's (GB) Ltd, a takeaway pizza and delivery operator. A site location plan is attached as **Appendix 1**.

1.2 Papa John's (GB) Ltd was founded in 1984 in Indiana US. The business has grown substantially since then and is now one of the largest pizza groups with over 3,000 outlets in 29 international markets. Most of the outlets are owned and operated under a franchise agreement, and can provide up to 20 jobs.

1.3 The purpose of this report is to provide background site information plus an assessment of the development against relevant planning policy contained in the Manchester Unitary Development Plan (UDP) to support the application.

1.4 The proposal is considered to comply with the relevant Development Plan Policies and satisfies all of the relevant planning guidance. The change of use of the site is considered to be acceptable and the site is able to contain the proposed use. The application is submitted to Manchester City Council for approval, subject to reasonable and relevant conditions.

2.0 SITE AND LOCATION

2.1 Site

2.1.1 The application site is located at 252-254 Wilmslow Road, Fallowfields and comprises the basement and ground floor of a two storey premises with residential units above. The unit has most recently been used for the purpose of a café/bar (Sui Generis). A change of use to Use Class A5 is required to provide for use of the premises for a Hot Food Takeaway.

2.1.2 The premises has frontage to Wilmslow Road from where access is taken for pedestrians. Secondary access is provided for servicing from Landcross Road.

2.1.3 The ground floor contains an existing retail area with customer toilets, bar, office and store room. The ground floor measures approximately 92sqm. In addition there is a basement which measures approximately 30 sqm which contains an office and storage area. The total floor area of the property is 122 sqm

2.1.4 The front elevation of the premises has an existing shop front with glazing, signage panel and entrance door to Wilmslow Road.

2.2 Location

2.2.1 252-254 Wilmslow Road, Fallowfields is located on the western side of Wilmslow Road. It is adjacent to a number of other commercial units along Wilmslow Road including Raj Takeaway (Use Class A5) and a hairdressers (Use Class A1) to the north. Directly in front of the unit (east) is on street parking located along Wilmslow Road. On the eastern side of Wilmslow Road, opposite the unit, are residential properties accessed from Wilmslow Road. To the south of the unit is the junction of Wilmslow Road and Landcross Road followed by the Cheshire Cat Public House (Use Class A4). To the south (rear) of the unit is the Trof restaurant (Use Class A3) and residential accommodation accessed from Landcross Road.

2.2.3 Further to the north and south are commercial and residential units along Wilmslow Road. Further to the east and west are residential areas.

3.0 APPLICATION PROPOSAL

3.1 It is proposed to use the application premises, being the ground floor of the unit at 252-254 Wilmslow Road, Fallowfields, for the purpose of a pizza takeaway and delivery, which falls within Use Class A5 (Hot Food Takeaway) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Planning permission for a change of use from a café/bar (Sui Generis) to Use Class A5 (Hot Food Takeaway) is required. The proposed use would be contained within the existing building and external alterations would be limited to a condensing unit and an upgraded flue. Signage for the unit would form part of a separate application for advertisement consent in due course, if required.

3.2 Proposed internal alterations to accommodate the proposed use are shown on Plan No. BBS 55486-02/Rev B: Proposed Ground Floor Plan. Internal alterations would include the installation of a front of house customer reception area and sales counter, a kitchen containing oven, refrigerator, freezers, preparation areas and a dispatch area, cold stores, dry stores and an amenity area including toilets.

3.3 An extraction system is proposed in association with the use of the unit for a Hot Food Takeaway. The proposed system is set out on Plan No. BBS 55486-02/Rev B: Proposed Ground Floor Plan, and in the Supporting Information accompanying the application. It is proposed to install a canopy over the entire cooking area, with an extraction system to remove heat produced from the pizza oven. The extraction system would have two filters and would be lined with acoustic material. The Papa John's (GB) Ltd baking process produces very little odour as no oil or fat is used.

3.4 An air supply system would be provided to ventilate the premises and remove fumes from the oven. Fumes would be extracted and removed at roof height, 1 metre above the roof verge, on the eastern elevation of the building, as shown on Plan BBS 55486-04/Rev B: Proposed Elevations accompanying the application. Specific details of the ventilation system are identified on within the Supporting Information on the Proposed Ventilation System pack accompanying the application.

3.5 It is proposed to install a condensing unit on the side elevation of the unit (south), at first floor height, as shown on Plan No. BBS 55486-04/Rev B: Proposed Elevations, accompanying the application. The specifics of the condensing unit are shown in the Supporting Information accompanying the application.

3.6 Customer access to the premises would be from Wilmslow Road, at the front of the premises and there is parking available directly in front of the unit which would be used by customers visiting the premises and delivery vehicles delivering from the unit. There is a

secondary access to the rear of the unit, accessed off a Landscross Lane along the southern elevation of the unit. The secondary access and rear yard would be used by staff.

3.7 The proposed use would be for a pizza pick-up and delivery premises. As such there would be limited adverse impacts from litter. In addition, it is proposed that the use operate from 10am - 1am Sundays to Thursdays and 10am - 2am Fridays and Saturdays, in accordance with the current permitted hours of the café/bar. This would ensure that the change of use of the unit would not result in 'dead frontage', detrimental to the daytime vitality of the area.

3.8 Papa John's (GB) Ltd have a standard contract with a pest control agency to control and manage the presence of vermin around the premises. In order to prevent pests, the refuse bins would be Biffa Lockable Wheelie bins. The premises would also be sealed to prevent pests gaining access via the windows or under the doors.

3.9 Refuse from the premises would be disposed of in three wheelie bins stored on the southern elevation, underneath the external staircase. Two refuse bins would be for general waste and the one for cardboard recycling. All refuse bins would be emptied on a weekly basis. Contractors would retrieve the bins, empty them and replace them once empty

3.10 The proposed signage for the unit is indicative and would be the subject of a separate application for advertisement consent, if required, in due course.

4.0 PLANNING POLICY ANALYSIS

4.1 Manchester Unitary Development Plan (1995)

4.1.1 The Manchester Unitary Development Plan (1995) contains the Development Plan policies relevant to the change of use of the premises. The site is not subject to any specific allocation on the UDP Proposals Map. Relevant policies include the Shopping and City Wide Development Control Policies.

4.1.2 City Wide Development Control Policy DC10: Food and Drink states that in determining planning applications for developments involving Hot Food Takeaways, the Council will have regard to:

- The general location of the proposed development;
- 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.

4.1.3 Paragraph DC10.2 states that the Council will normally accept the principle of food and drink uses, at ground level, in local shopping parades of more than 8 shops or offices. As the block of shops between Moseley Road and Mabfield Road, within which the unit is located, contains 21 units, the proposed use is acceptable in this location.

4.1.4 Shopping Policy S2.4 states that new Shopping facilities should not significantly affect the amenities of nearby residential areas particularly through increased traffic congestion, noise and pollution from cars.

4.1.5 The subject site is within the built-up urban area and within an identified local shopping parade of more than 8 units where Hot Food Takeaways are appropriate in accordance with UDP Policy DC10. The proposed change of use would not constitute the loss of a retail unit and would keep the unit in active use. The proposed use would not increase the currently permitted opening hours and in addition operates the majority of trade as home deliveries meaning there are fewer pedestrian customers than may usually be associated with a Hot Food Takeaway thus meaning there would be no adverse impacts by way of noise from customers or staff. In addition, Papa John's (GB) Ltd operate a Noise Management Plan for all units, a copy of which is attached at **Appendix 2,** which ensures their operations have no adverse effects by way of noise.

4.1.6 The proposal would not harm the amenities of neighbouring occupiers by way of noise or odour or due to the number of similar uses in the vicinity. The proposed would utilise the location and upgrade the existing extraction flue and an appropriate extraction and ventilation system which would limit adverse impacts on the amenity of neighbouring users. The specifications of the system would result in no adverse effects by way of odour or noise on the amenity of neighbouring occupiers, and are contained in the Supporting Information accompanying the application. Papa John's (GB) Ltd oven cook pizza as opposed to deep frying thereby further limiting the odour.

4.1.7 There is considered to be sufficient parking available for both customers and delivery vehicles so as not to adversely impact the local road network. There are approximately 18 spaces immediately in front of the unit, along the western side of Wilmslow Road, which are restricted on Mondays to Saturdays between 7am and 7pm to 1 hour. In addition, the streets surrounding the site including Landcross Street, and Furness Road have unrestricted on street parking available. There is considered to be sufficient customer parking in close vicinity to the unit. it is also noted that 80% of Papa John's (GB) Ltd orders are delivered which limits the number of customers visiting the unit and subsequently, the number of vehicles visiting the area. In addition, the proposed use would be busiest in the evening when the demands on parking in the area are lowest from other uss.

4.1.8 Refuse from the premises would be disposed of in three wheelie bins stored on the southern elevation, underneath the external staircase. Two refuse bins would be for general waste and the one for cardboard recycling. All refuse bins would be emptied on a weekly basis.

4.1.9 This planning is for a change of use from a café/bar (sui generis) to a Hot Food Takeaway (Use Class A5) at 252-254 Wilmslow Road, Manchester. The proposed change of use to a Hot Food Takeaway at 252-254 Wilmslow Road, Manchester would be in accordance with relevant policy which identifies the premises as within a local parade, where Hot Food Takeaway Uses are appropriate. The proposed change of use would not adversely affect the viability and vitality of the shopping parade. The development would not cause any unacceptable impacts in terms of noise or odour pollution with a ventilation system proposed would mitigate any adverse impacts on neighbouring residential occupiers.

5.0 DESIGN AND ACCESS

5.1 Amount of Development

5.1.1 This planning application submission proposes the change of use of a unit, with an internal ground floor area of approximately 122 sqm, from a café/bar (Sui Generis) to a Hot Food Takeaway (Use Class A5).

5.1.2 The extraction system would remove heat from the cooking area and release it via an extraction flue located on the eastern elevation, discharging at second floor level, above the second storey residential window. A condensing unit would be installed to the side elevation in association within the cold store. The external alterations to the unit to install the ventilation system are set out on Plan No. BBS 55486-04/Rev B: Proposed Elevations, accompanying the application.

5.2 Layout

5.2.1 The existing development has a layout that addresses and has frontage to Wilmslow Road. This would not be altered as part of the proposed development.

5.2.2 The proposed internal alterations are shown on Plan No. BBS 55486-02/Rev B: Proposed Ground Floor Plan. The proposed alterations would include the installation of a front of a customer reception area and sales counter, a kitchen containing oven, refrigerators, freezers, preparation areas and a despatch area, cold stores, dry stores and an amenity area including toilets. Internal alterations are permitted development and do not require planning permission. Bin storage would be provided to the side of the unit and there is sufficient space to the front of the unit for delivery vehicles to park and for service vehicles to access the unit.

5.2.3 The proposed external alterations include upgrade of the existing flue and the installation of a new condensing unit to the side elevation. The external alterations to the unit are set out on Plan No. BBS 55486-04/Rev B: Proposed Elevations accompanying the application.

5.3 Scale of Development

5.3.1 The scale of the premises would not alter. The proposed external alterations are limited to the upgrade of the existing extraction flue and the installation of a condensing unit on the side elevation.

5.4 Landscaping

5.4.1 The proposed alterations are to the interior of the premises and therefore no landscaping is proposed as part of this application proposal.

5.5 Appearance

5.1 The unit is located with frontage to Wilmslow Road within a parade of commercial units. The proposed external alterations are limited to the upgrade of the existing flue and the installation of a condensing unit on the side elevation which would be elevated so as to appear less visible and would not impact the appearance of the front of the unit. Signage associated with the use of the unit would be the subject of a separate application for advertisement consent if necessary.

5.6 Access

5.6.1 Customer access to the premises for pedestrians would be from Wilmlsow Road to the front of the premises with customer parking available. Secondary access for staff and delivery vehicles is located at the side of the property accessed from Landcross Road.

5.6.2 There is considered to be sufficient parking for customers within walking distance of the premises. There is on-street parking bays on Wilmlsow Road as well as the streets surrounding the site. Nonetheless, it is considered that the proposed use should not exacerbate any parking problems as Papa John's (GB) Ltd deliver 80% of their orders resulting in relatively few visitors to the site and this is generally in the evening when demands for parking are lowest from other uses.

5.6.3 Delivery vehicles would be parked between deliveries and stored when not in use, in the parking bays in front of the unit. Generally Papa John's are busiest between 6pm-9pm in the evenings on Fridays and Saturdays. Delivery staff are encouraged to deliver two orders for every journey therefore lessening the number of trips to and from the unit. The operational nature of the use means that vehicles are rarely all on site at the same time meaning low demand on parking spaces.

5.6.4 Servicing would take place twice a week from Wilmslow Road. If the Council would wish to control the servicing times for the unit, a condition could be placed on any planning permission limiting the servicing times to between, for instance 6am – 9am, which would not harm the amenity of local residents or have an adverse impact on the local highway network.

6.0 PRE-APPLICATION DISCUSSIONS AND PLANNING HISTORY

6.1 An online planning history search has indicated one relevant planning reference:

- Planning permission (Ref: 086873/FU/2008/S1) was granted on 22 July 2008 for a change of use from offices (Use Class A2) to a café/bar (Sui Generis) including alterations to elevations, extension of the opening hours and the addition of two condensing units. Condition 5 allows the unit to open 9am-1am Sundays to Thursday and 9am-2am Fridays and Saturdays.

6.2 Ms Jennifer Connor, Planning Officer at Manchester City Council indicated that the unit is within a local parade of units with more than 8 units, therefore a Hot Food Takeaways would be acceptable in principle. Ms Connor indicated that the Council would take into consideration the impact of the proposed change of use including hours of opening, noise, fumes and smells, parking provision, the storage of refuse and the collection of litter. Ms Connor suggested that if an application could adequately demonstrate that the proposed use would not have any adverse impacts, the proposed change of use would be acceptable to the Council.

6.3 Further discussions with the planning department have indicated that given the unit has on street parking available and would be busiest in the evening, delivery vehicles could park on the street without causing interruption to the local road network. The Planning Officer felt if it was an issue with the highways department, there are mitigation measures that could be negotiated, for example a service management plan could be provided via condition on any planning permission or a parking space could be allocated to Papa John's through the Highways Department.

7.0 PLANNING CONSIDERATIONS

7.1 It is considered that a change of use from a café/bar (Sui Generis) to a Hot Food Takeaway (Use Class A5) is acceptable. The proposed change of use at 252-254 Wilmslow Road would provide an ongoing use thereby contributing to the regeneration of the area.

7.2 The change of use of the unit would not undermine the vitality or viability of the local shopping parade and would be in accordance with relevant policy. The proposed change of use would not have an adverse impact on the amenity of neighbouring uses due to the impact of similar uses in the vicinity. Within the parade of 21 units, there are 6 Hot food Takeaways (29%) and the proposed change of use would raise this to 7 units (33%). This would not contribute to an over concentration of Hot Food Takeaway uses in this location.

7.3 Proposed minor external alterations, including the upgrade of the existing flue to replace the flue that is already there and the installation of a condensing unit. These alterations would be required in conjunction with the proposed use of the unit as a Hot Food Takeaway. Papa John's (GB) Ltd operations, being a pizza delivery and takeaway, are limited to baking and do not involve any deep frying. The proposed modern ventilation system would remove any cooking odours or fumes, treat them and exhaust them at roof height, utilising the location and upgrading the existing extraction flue. The impacts of the use would be appropriately contained and there would be no adverse impact on the amenity of the area.

7.4 In addition Papa John's (GB) Ltd operate a Noise Management Plan for all units, a copy of which is attached at **Appendix 2** and which ensures their operations have no adverse effects on neighbouring amenity by way of noise.

7.5 There is parking available for customer use along Wilmslow Road in front of the unit and on side streets in the surrounding area. There is considered sufficient parking space for the provision for parking for delivery vehicles on Wilmslow Road.

7.6 There is sufficient space for customer parking so as not to adversely impact the local road network. There are approximately 18 on-street parking bays on the western side of Wilmslow Road, which are restricted on Mondays to Saturdays between 7am-7pm to 1 hour. In addition, the streets surrounding the site there is unrestricted on street parking available. There is considered to be sufficient customer parking in close vicinity to the unit to serve the proposed use and the proposed change of use would not have an adverse impact on the local road network.

8.0 SUMMARY AND CONCLUSIONS

8.1 It is considered that the proposed use of 252-254 Wilmslow Road, Fallowfields as a takeaway pizza and delivery premises (Hot Food Takeaway (Use Class A5)) is appropriate in this location.

8.2 The proposed use is compliant with relevant Local Policies contained in the Manchester UDP. The site is within an identified local shopping parade where Hot Food Takeaways uses are acceptable. The proposed change of use would not result in the loss of a retail unit and would keep a unit in an active, daytime use.

8.3 The proposed change of use includes the replacement and upgrade of the existing flue and the installation of a condensing unit which this would limit any adverse impacts on the amenity of neighbouring occupiers by way of noise or smell. In addition, Papa Johns (GB) Ltd oven bake their produce thereby producing less odour than is normally associated with a Hot Food Takeaway use.

8.4 The premises has adequate customer parking provided immediately outside of the unit which provides appropriate servicing and access arrangements and the unit would have no adverse impacts on the local road network.

8.5 The application is submitted to the Council for approval, subject to reasonable and relevant conditions.

APPENDIX 1:
LOCATION PLAN

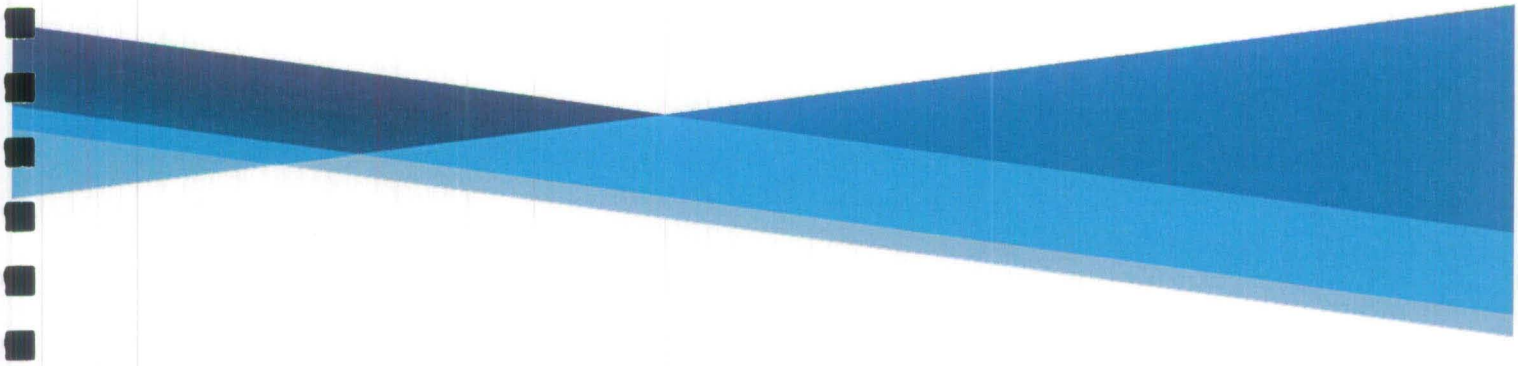
Location Plan - 252-254 Wilmslow Road, Fallowfield, Manchester



Promap®
Ordnance Survey © Crown Copyright 2011. All rights reserved.
Licence number 100020449. Plotted Scale - 1:1250

Colliers INTERNATIONAL

APPENDIX 2:
NOISE MANAGEMENT PLAN



Better Ingredients.
Better Pizza.

Noise Management Plan

Our systems for noise management provide for the following provisions:

- The doors to the premises are fitted on sprung hinges which incorporate a soft close mechanism. Consequently, the door doesn't slam when customers leave the premises.
- A3 sized posters with the company's logo are posted in plain view of customers with the words "This is a residential area. Please be considerate to our neighbours by leaving the premises quietly."
- Papa John's train their staff to courteously remind customers to leave the premises quietly and in an orderly manner.

In terms of noise generated from deliveries the following strategies are employed:

- All drivers are trained using a DVD that the Papa John's training team has developed, this advises of the need for compliance with road safety and noise management
- There are laminated screen surrounds positioned on driver despatch screens. These are a training tool and reiterate key points about customer service, road and vehicle safety and noise management
- Car horns are not be used inappropriately
- Drivers will not slam doors
- Drivers will not loiter or socialise outside the unit
- Delivery vehicles used will be road worthy, in good working order and their condition monitored on a daily basis as part of the manager's checklist
- Dates for vehicle servicing and MOT's are logged in the electronic point of sale systems installed in the units to

Colliers
INTERNATIONAL

www.colliers.com/uk