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87 BRIDGE STREET MANCHESTER M3 2RE

CHANGE OF USE FROM VACANT RETAIL UNIT (A1) TO BEAUTY SALON WITH MASSAGE SERVICES (SUI GENERIS)

PLANNING STATEMENT

MATTHEW LUDLAM

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INTRODUCTION

1. This Design and Access Statement is submitted in support of planning application to Manchester City Council by Nigel Esterkin for the change of use from vacant retail unit (A1) to a beauty salon providing massage services (Sui Generis).

2. Its purpose is to provide further information about the proposal and how it relates to adopted planning policy and explains and justify how all of the relevant matters relating to the design and access have been taken into account.

3. In addition to the Planning Statement the planning application is submitted with the following documents and drawings;

   - Site Location Plan
   - Existing Floor Plans
   - Proposed Floor Plans
   - Waste Management Strategy

SITE

4. The site is located at 87 Bridge Street in Manchester City Centre. The site occupies an area of approximately 0.01 ha as shown in the attached site location plan. The site comprises a retail unit which is currently vacant and was last used as a hairdresser and has planning permission for that use. The unit forms part of an attractive historic building with a variety of commercial premises at ground floor level and office accommodation contained on the upper floors.

PROPOSAL

5. The application is for a change of use from a hairdresser (A1) to beauty salon including massage services (Sui Generis). There are no alterations to the exterior of the building and only minor alterations to the interior. The proposed development is set over two floors with a reception and service area on the ground floor and salon area on the upper floors.

CONTEXT APPRAISAL

6. The site is an excellent location for this business to benefit from the growing numbers of local residents, office workers and visitors to the city centre and in particular Spinnigfields. The proposed use would bring a vacant unit back into use, providing an active frontage onto a busy city centre street.

PLANNING HISTORY

7. The planning history relating to the property is as follows;

   34807 | Illuminated fascia sign | Cleartone HiFi & Video Ltd., 87 Bridge Street, City CENTRAL, Approved 21st July 1989.

PLANNING POLICY

8. The relevant policies in Manchester's Core Strategy are;

   "SP1 Spatial Principles.

   The key spatial principles which will guide the strategic development of Manchester to 2027 are:

- *The Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living.*
- *The growth of Manchester Airport will act as a catalyst for the regional economy, and will also provide the impetus for a second hub of economic activity in this part of the City.*
- *Beyond these areas, the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas.*
- *The City is covered by regeneration areas including the City Centre. All development should have regard to the character, issues and strategy for each regeneration area as described in the North, East, Central and South Manchester and Wythenshawe Strategic Regeneration Frameworks and the Manchester City Centre Strategic Plan.*
- *The City's network of open spaces will provide all residents with good access to recreation opportunities. The River Valleys (the Irk, Medlock and Mersey) and City Parks are particularly important, and access to these resources will be improved.*
- *New development will maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and use of the public transport. The extension to the Metrolink network through the Oldham and Ashton lines will create key corridors for new development.*

Core Development Principles

Development in all parts of the City should:-

- *Make a positive contribution to neighbourhoods of choice including:-*
    - *creating well designed places that enhance or create character.*
    - *making a positive contribution to the health, safety and wellbeing of residents considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.*
    - *protect and enhance the built and natural environment.*
- *Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.*
- *Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.*

Policy DM 1 Development Management

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- *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 area.*
- *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.*

- *Design for health.*
- *Adequacy of internal accommodation and external amenity space.*
- *Refuse storage and collection."*

9. The proposed development is in accordance with the spatial principles of locating commercial business premises in the regional centre and contributes to creating neighbourhoods of choice.

OTHER MATTERS

10. The application is for a change of use only and does not involve any operational development and therefore a Design & Access Statement is not required.

CONCLUSION

11. The proposal is justified in terms of the change of use and is accordance with the principles and objectives of policies SP 1 and DM 1 of Manchester's Core Strategy. It is therefore concluded that the planning application should be approved.



View of the application site frontage onto Bridge Street and Southgate



View of the application site frontage onto Bridge Street.