Paul Butler Associates
Planning, Development & Heritage Consultants

The Liars Club

The Liars Club, 19A Back Bridge Street: Outdoor Seating Area

Planning Statement

24 May 2012

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1. Introduction

1.1 This Planning Statement has been prepared by Paul Butler Associates on behalf of The Liars Club to support a planning application for an outdoor seating area adjacent to the venue.

1.2 The submission of this planning application follows the in principle approval of a Table and Chairs Licence for the proposed scheme by Manchester City Council's Licensing Unit on 01 May 2012.

1.3 In order to provide a clear understanding of the proposed outdoor seating area, its relationship with the surrounding area and its operation and management, this statement includes:

- A description of the application site and surrounding area;
- An overview of the proposed scheme;
- A review of relevant national, regional and local planning policy guidance, and;
- An appraisal of the proposed scheme against its planning policy context and relevant planning issues.

2. The Application Site and Surrounding Area

2.1 The application site is located immediately adjacent to The Liars Club (Use Class A4) at the junction of the western end of Back Bridge Street and the former line of Motor Street in Manchester's city centre (see photographs at Appendix 1). The site currently forms part of the eastern side of Motor Street Square - a pedestrianised public square that is defined by King Street West to the north, St Mary's Parsonage to the west, Bridge Street to the south and the vestigial Motor Street to the east.

2.2 The Liars Club occupies the basement of 55 – 57 Bridge Street and is accessed via an entrance at ground floor level of 19A Back Bridge Street. The ground floor level of 55 – 57 Bridge Street is occupied by 'Starbucks Coffee'. This establishment is accessed from the square via an outside seating area. The building's upper floors are occupied by 'Mojo' bar/nightclub and also used for storage. Whilst the building is not listed, it is located within Parsonage Gardens Conservation Area.

2.3 The wider area is also characterised by a mix of uses. Ground floor uses on the eastern and northern side of Motor Street Square include: 'Pierre Alexandre' hairdressers and 'Betfred' betting shop at 38 King Street West, 'Essy's' café at 33 King Street West, 'Londis' newsagents at 31 King Street West and 'Entwistle' print and reprographics at 27 – 29 King Street West. Above ground level uses include A2 and B1 office. Albert Bridge House on the western side of the square is occupied by the Department of Work and Pensions, whilst the southern side of the square is dominated by The Freemason's Hall at 36 Bridge Street which provides banqueting and conference facilities. There are no residential properties in the immediate surrounding area.

3. The Proposed Scheme

Use

3.1 The proposed scheme involves the change of use of approximately 8sqm of Motor Street Square and the creation of a small outdoor seating area for the exclusive use of The Liars Club's patrons.

3.2 The seating area will wrap tightly around the northwestern elevation of 19A Back Bridge Street/55 – 57 Bridge Street and will ensure an unobstructed 2m space between the square and Back Bridge Street. The seating area's single entrance/exit point will be adjacent to the venue's Back Bridge Street entrance.

3.3 The outdoor area will accommodate 6 foldaway tables with seating for 18 people. There will be 3 foldaway chairs per table (see Appendix 2 for table and chair specifications). The seating area will be defined by three palm planters and two fabric 'beach-style' windbreak barriers. No umbrellas/parasols, space heaters or additional external lights are proposed.

3.4 No amplified sound or music will be played in the outdoor seating area.

Operation

3.5 The seating area will only be used for the consumption of alcoholic and non-alcoholic drinks. Food is not served at the venue. Drinks will only be served to customers with a table.

3.6 The seating area will be used between 16:00 and 22:00 and will operate daily if weather conditions permit. The hours of use will be displayed both inside and outside the venue. At 22:00 all tables, chairs, planters and barriers will be removed from the seating area and stored in a storage area inside the venue. No drinks will be permitted outside the venue after 22:00.

3.7 The venue's management will ensure sufficient staffing levels to regularly clear the seating area, ensuring tables are properly wiped down, any spillages are cleaned up and any waste or litter is cleared away. Glasses, bottles and other vessels will be collected regularly. The area will be thoroughly cleaned after its close and any waste or litter will be placed in bins located inside the venue before the area is inspected and signed-off by the venue's management. If needed, the area will be regularly jet washed to remove chewing gum or stains. Any jet washing will take place during the daytime. Any waste or litter that has gone astray from customers will be regularly cleared from Motor Street Square and Back Bridge Street as appropriate.

3.8 A wall-mounted cigarette disposal bin will be provided and ashtrays will be provided on the tables. Signs within the seating area will ask smokers to use the bin or the ashtrays to dispose of cigarette butts. The bin and ashtrays will be regularly emptied by staff. Any cigarette butts found on the floor will be cleared away promptly by staff. Anyone seen dropping cigarette butts will be asked by staff to pick them up and dispose of them in the bin or ashtrays. Ashtrays will be removed from the seating area and stored in a storage area inside the venue at 22:00.

3.9 Signage inside and outside the venue will ask customers using the seating area to keep noise to a minimum. Customers using the area will be actively encouraged by staff to keep noise to an appropriate level and will be monitored to ensure that noise is kept to a reasonable level. Customers who disregard requests to keep the noise down will be asked to leave.

3.10 Security Industry Authority (SIA) registered door staff will be employed to monitor the seating area from 21:00 each day. All door staff will wear a clear plastic armband containing their SIA card.

4. National, Regional and Local Planning Policy Context

National Planning Policy Context

4.1 The proposed scheme should be assessed against the relevant policies and procedures of the National Planning Policy Framework (NPPF). Published on 27 March 2012, the NPPF seeks to achieve sustainable development by:

- Promoting the vitality and viability of town and city centres;
- Promoting competition within centres;
- Encouraging economic activity;
- Ensuring that the needs of leisure uses and other main centre uses are met, and;
- Promoting safe, accessible and legible development which encourages the active and continual use of public areas.

Regional Planning Policy Context

4.2 The legal status of Regional Strategies has been the subject of recent debate in the Courts. At the time of writing this statement, the North West of England Plan Regional Strategy continues to form part of the development plan for Manchester. Therefore, although the Government's intention is to formally abolish Regional Strategies in the near future, in the interim they can still be regarded as a material consideration by local planning authorities when determining planning applications. The weight that is given to the strategy will, however, be at the discretion of the authority.

4.3 Regional policies of particular relevance to the proposed scheme include:

- Policy DP 1: 'Spatial Principles' which promotes sustainable economic development;

- Policy W 5: 'Retail Development' which promotes retail investment, including food and drink use, that assists in the regeneration and economic growth of the North West's town and city centres, and;

- Policy MCR 1: 'Manchester City Region Priorities' which aims to encourage investment and sustainable development in the Regional Centre.

Local Planning Policy Context

4.4 The proposed scheme should also be assessed against local planning policy. The Planning and Compulsory Purchase Act (2004) has reformed the development plan system and Manchester City Council is in the process of producing a Local Development Framework (LDF) to comply with this statutory legislation. Once formally adopted, the LDF and its supporting folder of Development Plan Documents (DPD) will set out the guidelines for spatial development in Manchester.

4.5 The Core Strategy will be the key Development Plan Document and, once adopted, will replace the existing Unitary Development Plan for the City of Manchester (UDP) which was adopted in July 1995. Core Strategy objectives and policies of particular relevance to the proposed scheme include: Policy SP 1: 'Spatial Principles'; Policy EC 1: 'Employment and Economic Growth in Manchester'; Policy EC 3: 'The Regional Centre'; Policy CC 1: 'Primary Culture and Leisure'; Policy CC 10: 'A Place for Everyone', and; Policy C 10: 'Leisure and the Evening Economy'.

4.6 Adoption of the Core Strategy is anticipated later this year. In the interim, however, it is the UDP and the various Supplementary Planning Documents/Guidance notes that provide the local planning policy context for the proposed scheme. UDP policies of particular relevance to the application are:

- Policy L1.9 which aims to increase the vibrancy and attractiveness of the city centre by permitting street cafes (outdoor seating areas) where disruption to pedestrians and litter creation are minimised;

- Policy RC20 Area 5 which aims to improve the environment around Motor Street;

- Policy DC10 which seeks to ensure that food and drink uses protect the amenity of nearby residents;

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

- Policy DC22.1 which seeks to ensure that local pedestrian movements are not unacceptably inconvenienced by new development, and;

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

5. Planning Appraisal

5.1 Having regard to the national, regional and local planning policy context outlined in Section 4, the principal considerations against which the proposed scheme should be considered are:

- The principle of the outdoor seating area;
- The impact on amenity;
- The impact on pedestrian movement, and;
- Crime and safety.

Principle of Outdoor Seating Area

5.2 The proposed outdoor seating area will add to the activity, vibrancy and attractiveness of Motor Street Square, the wider streetscene and Parsonage Gardens Conservation Area and will enhance the late afternoon/evening offer in this part of the city centre, whilst also increasing the venue's competitiveness.

5.3 The applicant submitted a Table and Chairs Licence application for the proposed outdoor seating area to the Council's Licensing Unit on 21 February 2012. The application has been subject to consultation by local people/businesses and statutory consultees, including Highways. The seating area received in principle approval from the Licensing Unit on 01 May 2012 subject to planning permission (see the letter confirming the Licensing Unit's in principle approval at Appendix 3).

Impact on Amenity

5.4 The use of a strict operating schedule, supervision by staff and adherence to a bespoke cleaning and waste regime will ensure that the outdoor seating area will not have a detrimental impact on the amenity of neighbouring commercial properties in terms of noise, disturbance or litter. There are no residential properties in the immediate surrounding area.

Impact on Pedestrian Movement

5.5 The outdoor seating area has been carefully designed and located to provide an unobstructed 2m space between Motor Street Square and Back Bridge Street. This quantum of space significantly exceeds Highways' requirements and will ensure that the seating area will not disrupt or inconvenience the movements of people using or travelling through the square.

Crime and Safety

5.6 The design and management of the outdoor seating area will minimise crime and the fear of crime and maximise safety. The proposed planters and windbreak barriers will create a single entrance/exit point adjacent to the venue's Back Bridge Street entrance and also contain customers within the seating area. The removal and internal storage of all tables, chairs, planters and barriers at the area's close will prevent opportunistic crime. Supervision by staff, including SIA registered door staff after 21:00, will further ensure the creation of a safe and secure environment.

6. Conclusion

6.1 It has been demonstrated that the proposed outdoor seating area will:

- Add to the activity, vibrancy and attractiveness of Motor Street Square, the wider streetscene and Parsonage Gardens Conservation Area;
- Enhance the late afternoon/evening offer in this part of the city centre;
- Increase The Liars Club's competiveness;
- Not have a detrimental impact on the amenity of neighbouring commercial properties in terms of noise, disturbance or litter;
- Not disrupt or inconvenience the movements of people using or travelling through Motor Street Square, and;
- Minimise crime and the fear of crime and maximise safety.

6.2 The scheme therefore fully accords with all relevant planning policy.

6.3 Paul Butler Associates are pleased to submit this application on behalf of The Liars Club and look forward to progressing it with Manchester City Council through to a positive determination.

Appendix 1: Photographs of the Application Site and Surrounding Area

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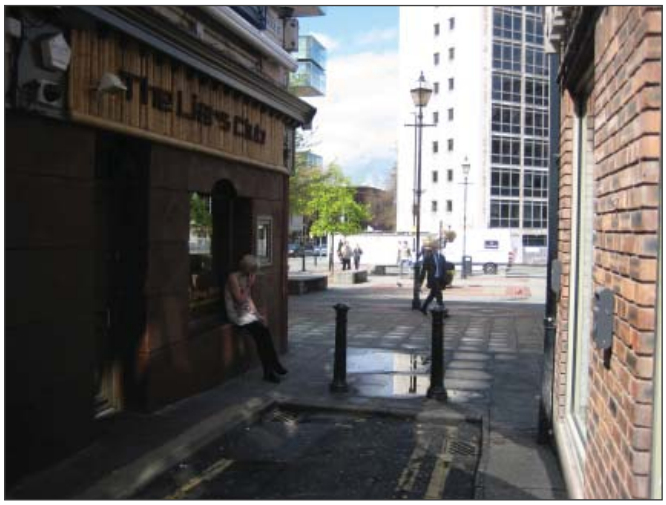
Photograph 1: The application site adjacent to The Liars Club



Photograph 2: View towards the application site along Back Bridge Street



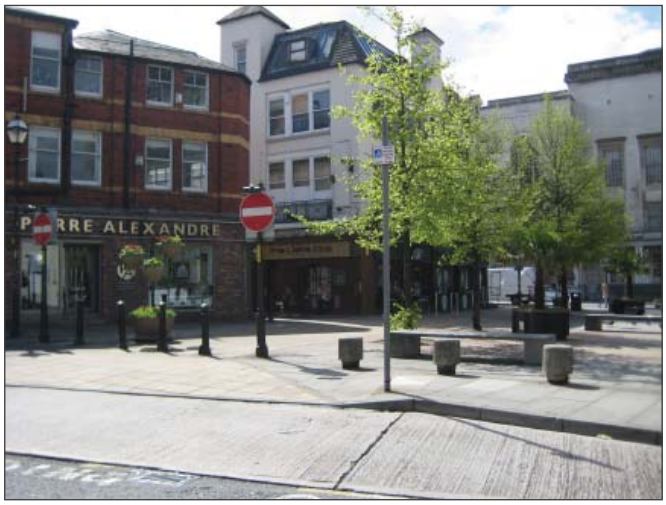
Photograph 3: Former line of Motor Street



Photograph 4: Northerly view towards the application site from Bridge Street



Photograph 5: Easterly view towards the application site from St Mary's Parsonage



Photograph 6: Southerly view towards the application site from King Street West

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Appendix 2: Table and Chair Specifications

sales@iron-furniture.co.uk



Order now

acacia wood

collapsible

galvanized metal, high-quality powder paint

in brown or black

11,5 kg

750 x 750 x H 750 mm

750 x 140 x 1000 mm (folded)

Folding outdoor metal table Seven square item no. 222SV, price £ 122,5:



Order now

acacia wood

collapsible

galvanized metal, high-quality powder paint

in brown or black

10,8 kg

750 x 750 x H 750 mm

750 x 180 x 1100 mm (folded)



Order now

acacia wood

collapsible

galvanized metal, high-quality powder paint

in brown or black

9,6 kg

550 x 540 x H 860 mm

550 x 300 x 1000 mm (folded)

Collapsible garden iron chair Six item no. 200SX, price £ 87,5 :



Order now

acacia wood

collapsible

galvanized metal, high-quality powder paint

in brown or black

8,9 kg

420 x 520 x H 900 mm

420 x 200 x 1040 mm (folded)

Appendix 3: Letter Confirming the Licensing Unit's In Principle Approval

MANCHESTER CITY COUNCIL

Licensing Unit
Telephone: +44 (0)161 234 4512
premises.licensing@manchester.gov.uk
P O Box 271, Manchester M18 8YU

The Liars Club
19aBack Bridge Street
Manchester M3 2BP

Dear Sir

I refer to your application received on ***21.02.2013*** requesting permission to place table and chairs on the public highway at the above location.

I am pleased to inform you that your request has been approved in principle. However, in order for you to display table and chairs on the highway, legislation also requires that planning consent is given and you will need to make separate application to the Planning Department in this respect. You should include a copy of this letter with your application as proof that you have Highway Authority approval.

Once planning consent has been secured a copy of the consent must be forwarded to me that an invoice for the Table and Chairs license fee can be sent to you. Currently this fee is £370 but I reserve the right to amend it should the license period not relate to the current license year.

Upon receipt of payment of the fee, a license will be forwarded to you, entitling you to display tables and chairs on the highway. Please note that only when the fee has been paid and you are in possession of a valid license will the entitlement begin.

Yours faithfully

Pamela Lewis

Admin Support Officer
Licensing Unit