Planning Potential

Planning Regeneration and Development

Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

2nd January 2013

Our Ref: 12/1491

Dear Sir/Madam,

Planning Application for the change of use of part of the public highway for the placement of four canvas barriers and the creation of a separate customer and staff smoking area - 76-78 Deansgate, Manchester, M3 2FW

On behalf of the proprietors, ABA Leisure (seven) Ltd, please find enclosed a planning application for the change of use of part of the public highway for the placement of four canvas barriers and the creation of smoking area. As well as this covering letter/Design & Access Statement, we enclose the following drawings and documents in support of the application;

I. Site Location Plan - 08.11/01
II. Proposed Layout Plan – 1491-1A
III. Planning Application fee of £385 paid via Planning Portal

This application follows the granting of planning permission (099530/FO/2012/C1) allowing the change of use of the premises to a Gentleman's Club. The premises now operate under the name Baby Blue and have traded successfully for over a year.

The proposals seek to create an exterior smoking area where members of staff are separated from customers, in compliance with conditions 31 and 37 that were originally imposed at the Licensing Sub-committee hearing on the 5th October 2011.

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The barriers will extend no more than 2 metres onto the Deansgate pedestrian footpath. As the location and layout plan (Drawing No. 1491-1A) shows, this will leave over 2 metres of the footpath clear for pedestrians which is unobstructed by existing street furniture.

The smoking area will be managed by SIA Registered Door Supervisors and management staff to ensure that no more than 4 customers and 2 staff use the smoking area at any one time, in compliance with license condition 34

The barriers will typically be located in the defined area between the hours of 21:00 to 4:30, within the permitted operating hours of 19:00 and 04:30.

There are several premises on Deansgate that use the highway for the placing of barriers, including the neighbouring premises of La Tasca. Indeed, this is typical in this location where numerous restaurants, cafes and night-time uses such as bars and nightclubs are located. The proposed smoking area will ensure that customers and members of staff do not disperse onto the Deansgate footpath when exiting the premises to smoke. As was discussed with the Council in regards to the license, door supervisors and management will only permit a small number of smokers into this area at any one time.

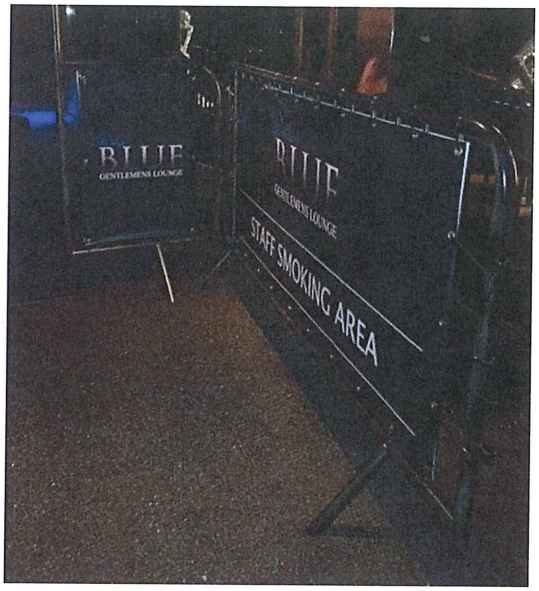
In terms of design, the barriers will match the colours and lettering of the existing frontage and it will be easily identifiable by the public that the smoking area is related to the operation of the Gentleman's Club. The barriers that project into the footway will be marked with the Baby Blue Gentleman's Club lettering and clearly indicate 'Customer Smoking Area' or 'Staff Smoking Area'. (See below)



The general principle of a smoking area in this location is acceptable, as there are a mix of night-time uses located on Deansgate and in the surrounding area. Further, a smoking area would not have a harmful impact on the amenity of residential properties given that the nearest affected residential properties are located approximately 100m from the site.

Disabled access to the property will not be inhibited and provisions for disabled access inside of the premises are already in place.

The barriers (shown below) are made from a durable canvas material and will be held securely in place by painted steel frames.



As shown the canvas barriers will have a black background and indicate clearly either 'Customer Smoking Area' or 'Staff Smoking Area'.

It should be noted that this planning application has been submitted alongside a licensing application, to allow the lawful use of the highway. We trust the enclosed is self-explanatory and look forward to written confirmation of validation. In the meantime, please do not hesitate to contact me if you require any additional information.

Yours sincerely,

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