Paul Butler Associates
Planning, Development & Heritage Consultants

Proposed Change of Use of Vacant Retail Unit (Use Class A1) to Mixed Use Restaurant/Bar (Use Class A3/A4) with associated Outdoor Seating Area

Unit A, 20 Fountain Street, Manchester, M2 2AA

Planning Statement

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Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ
t. 0161 835 3530 I e. pba@paulbutlerassociates.co.uk I w. www.paulbutlerassociates.co.uk

Professional Planning, Development & Heritage Advisors since 1992.
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	Name and Qualifications	Position	Date
Prepared by:	Ralph Taylor BSc MPLAN MRTPI	Assistant Planner	02.08.2016
Checked by:	Tom Flanagan MTCP MRTPI	Director	10.08.2016
Issued by:	Ralph Taylor BSc MPLAN MRTPI	Assistant Planner	12.08.2016

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1. Introduction

1.1 This Planning Statement has been prepared by Paul Butler Associates on behalf of Bruntwood Estates Ltd. The statement has been provided in support of a planning application for the change of use of a vacant retail unit (Use Class A1) to a mixed use restaurant/bar (Use Class A3/A4) including provision of service door to Marble Street elevation and use of Fountain Street pavement for associated outside dining/drinking area.

Structure of the Statement

1.2 In order to provide a clear understanding of the proposed scheme and its relationship with the surrounding area, this statement includes:

- A description of the application site and surrounding area;
- A review of the application site's planning history;
- An overview of the proposal;
- A review of the relevant national and local planning policy guidance; and,
- An appraisal of the proposal against its planning policy context.

Supporting Information

1.3 The application is supported by a series of drawings prepared by IDP Architects and the following documents:

- Acoustic Planning Report prepared by Sandy Brown;
- Crime Impact Statement prepared by Greater Manchester Police Design for Security; and,
- Ventilation and Extract information.

2. The Application Site and Surrounding Area

The Application Site

2.1 The application site is located at Unit A, 20 Fountain Street, Manchester (see figure 1). The unit forms part of Lowry House, a large commercial building bounded by Phoenix Street to the north, Marble Street to the south, Fountain Street to the east, and Spring Gardens to the west. Lowry House was constructed in 1973 and comprises a three storey plinth above which rises a 12 storey tower. Unit A, 20 Fountain Street is located at ground floor level of the three storey element of Lowry House fronting Fountain Street and Marble Street.

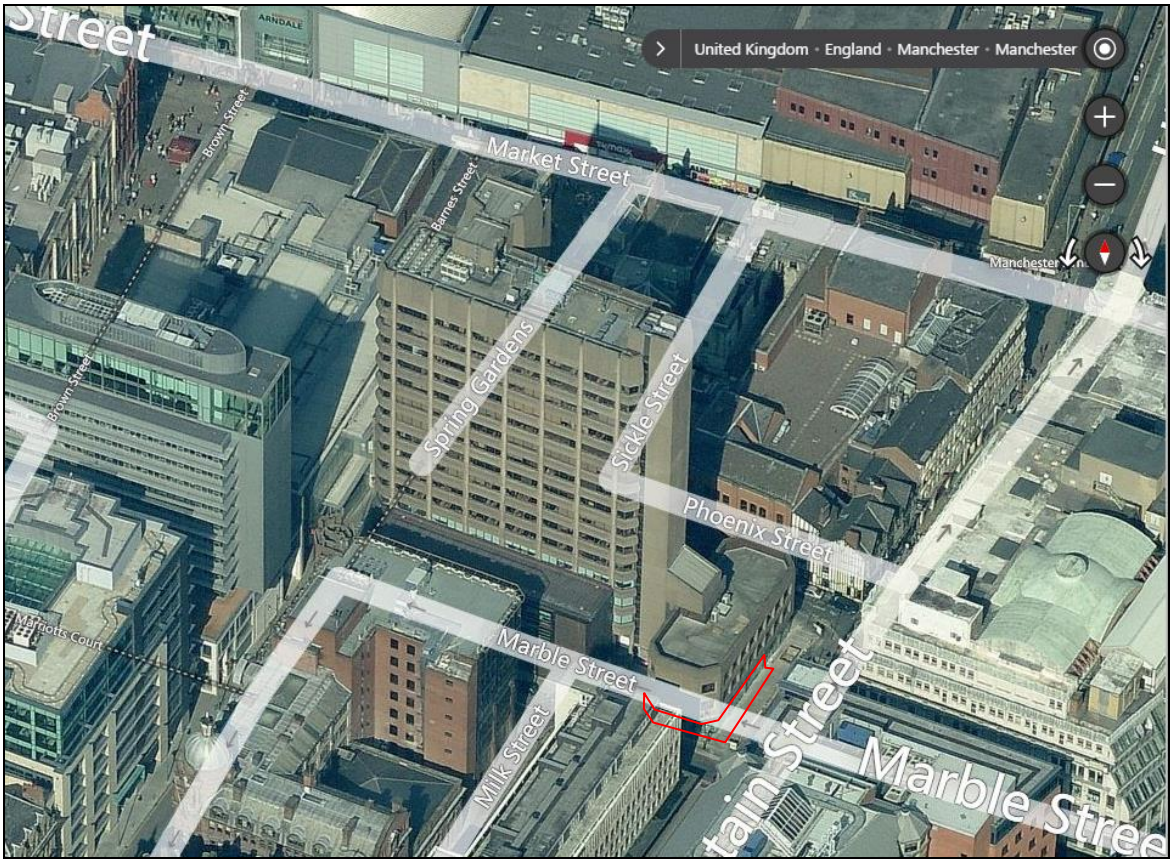


Figure 1: Aerial view of the application site. Unit A, 20 Fountain Street is located at ground floor level of the 3-storey element of Lowry House fronting Fountain Street and Marble Street.

2.2 The subject unit is currently vacant retail space (use class A1) which was last occupied by 'Monkey Nut Haircase' in June 2015. The elevations to Fountain Street and Marble Street comprise floor to ceiling 'shopfront' glazing. Access to the unit is via a glazed entrance

doorway on the Fountain Street/Marble Street corner. The three storey section of Lowry House is set back from Fountain Street behind a wide pavement (figure 3). This is proposed to become an outside seating area for the restaurant/bar use. The adjacent unit (Unit B) is occupied by 'Betfred' bookmakers. The first and second floors of the three storey element are occupied by office space.



Figure 2: View of Lowry House from Fountain Street. The frontage of Unit A is outlined in red.



Figure 3: View of the wide pavement of Fountain Street in front of Unit A.

2.3 Aside from the prominent Brutalist elements of Lowry House the building is not of significant heritage interest but does lie within the Upper King Street Conservation Area.

The Surrounding Area

2.4 The site is located in the heart of the City Centre, close to Market Street, the Arndale Shopping Centre and the Piccadilly Gardens area. Buildings are predominantly in commercial use including retail, food and drink, and leisure uses at ground floor level and offices above. There are a number of existing food/drink uses in proximity to the application site including: 'Pizza Hut' and 'The Shakespeare' on Fountain Street, 'Browns' on York Street, and 'Rosso Restaurant and Bar 'on Spring Gardens.



Figure 4: View of 'The Shakespeare' and 'Pizza Hut' on Fountain Street.

3. Planning History

3.1 There are a series of planning applications that are related to the application site and to Lowry House. These are of limited relevance to the application proposal, however for completeness are detailed in the table below:

Planning reference	Location (as per MCC database)	Description of development	Decision and date
087633/FO/2008/C1	18-20 Fountain Street	Installation of two air cooled condenser units on the existing roof, concealed behind the existing parapet	Approved 31 October 2008
086644/FO/2008/C1	18 Fountain Street (note: also includes 20 Fountain Street)	Ground floor recladding and glazing, change of use to A2 on the ground floor and B1 on the first and second floor	Approved 15 July 2008
075488/FO/2005/C1	Land adjacent to Lowry House	Erection of a four storey building extended from Lowry House for a mix of uses including offices (B1) shop (A1) financial and professional services (A2) restaurant and cafe (A3) and drinking establishment (A4) and re-cladding of existing Lowry House	Approved 27 March 2006
060031/FO/CITY 1/00	Lowry House	Installation of a 60cm diameter satellite dish	Approved 26 September 2000
047561/FO/CITY1/95	Lowry House	Erection of single collinear aerial and satellite dish	Approved 7 June 1995
035144	Lowry House	Construction of a new boundary wall and sliding security gate to car park at rear of Lowry House	Approved 23 November 1989
F08305	Lowry House	Internal alterations and shop front to vacant unit to form chemist	Approved 29 March 1978
F/AD01480	Lowry House	A) Illuminated signs situated behind windows on front elevation of shop. B)	Submitted 1 July 1977

Planning reference	Location (as per MCC database)	Description of development	Decision and date
		Illuminated signs situated behind windows on front elevation of shop.	Withdrawn
F07017	Lowry House	New shop front and use of new shop unit for the reception and collection of clothes to be dry cleaned.	Submitted 1 July 1977 Withdrawn

4. The Proposal

4.1 The proposal is for the change of use of Unit A, 20 Fountain Street to a mixed use restaurant/bar (Use Class A3/A4) including provision of service door to the Marble Street elevation and use of part of the Fountain Street pavement for an associated outside dining/drinking area.

4.2 The bar/restaurant will be operated by 'Enzo', a high class casual dining brand that combines homemade pizza and pasta with top quality coffee. Enzo will cater for professionals, shoppers and families alike who will be able to enjoy food and drink throughout the day in a bright, modern and welcoming space.

Use

4.3 The hours of operation that are being applied for are 07:00 to 00:00 (midnight) seven days a week.

4.4 The proposed drawings show that the restaurant/bar will have space for approximately 56 covers internally, with space for a further 24 covers within an outdoor seating area.

Internal Alterations

4.5 Internal alterations will be undertaken to facilitate the proposed change of use. The proposed unit layout drawing shows the provision of a kitchen, servery, staffroom/office, wash-up area, store/preparation area, staff WC, and 3 unisex toilet cubicles (1 of which will be a facility for disabled customers).

External Alterations

4.6 Physical alterations to the external appearance of the unit are limited to the provision of a service door onto Marble Street. The service door is required to allow for deliveries of food/drink as well as waste disposal.

4.7 Signage is not being applied for as part of this planning application however indicative proposed signage zones are shown on the proposed elevation drawings. Details of signage will form part of a future application for advertisement consent.

Outside Seating Area

4.8 The proposed scheme involves the provision of an outdoor seating area for alfresco eating and drinking for the exclusive use of patrons. The outdoor seating area will be located immediately in front of the unit on Fountain Street and will be enclosed by box planters with branded fabric panels. Indicative details of the box planters and furniture for the outside seating area is shown on proposed unit layout and elevation drawings.

4.9 The area will be fully supervised and managed by staff at all times. Only customers with a table will be served. Service of food and drink will take place by staff using trays. Customers will be strictly prohibited from leaving the area with drinking vessels and food. No furniture will be permitted to be removed from the outside seating area ensuring that the highway remains free from obstruction.

4.10 The seating area will be used from opening until and 22:00 and will operate daily if weather conditions permit. Last food and drink orders will be at 21.30. The hours of use will be clearly displayed within the seating area.

4.11 The venue's management will ensure sufficient staffing levels to keep the seating areas clean, ensuring tables are properly wiped down, any spillages are cleaned up and any waste or litter is cleared away. Glasses, bottles, plates and cutlery 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 required, 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 the surrounding area.

4.12 Ashtrays will be provided on the tables and signs within the seating area will ask smokers to use the ashtrays to dispose of cigarette butts. Ashtrays will be regularly emptied by staff.

Any cigarette butts found on the floor will be cleared away promptly by staff. Signs around the entrance will ask customers to use the cigarette bins provided. Anyone seen dropping cigarette butts will be asked by staff to pick them up and dispose of them in the bin or ashtrays.

Operating Schedule, Dispersal Procedure and Smoking Strategy

4.13 The proposed uses will be managed in accordance with an operating schedule, dispersal procedure and smoking strategy which is described below:

Operating Schedule

4.14 The operating schedule demonstrates the scheme's compliance with the Council's licensing objectives, namely: the prevention of crime and disorder; public safety; the prevention of public nuisance; and, the protection of children from harm.

Prevention of Crime and Disorder

4.15 A management policy will be instigated to ensure a safe and enjoyable environment is created for patrons and reduce any occurrence of antisocial behaviour or adverse impact on amenity.

4.16 The premises will be equipped with an effective and adequate CCTV system with a digital recording facility. The system shall be maintained and operated at the premises. Recorded images will be retained for at least 28 days and will be available to the police upon request.

4.17 Any person who appears intoxicated or is behaving in a disorderly manner will not be allowed to enter the venue. Staff will be trained to deal with intoxicated or disorderly customers in an appropriate manner and to recognise any suspicious behaviour.

4.18 The management shall seek advice from Greater Manchester Police's City Safe Team. Any person found to be using drugs will be removed from the premises. Any person found dealing drugs will be detained and handed to the police.

4.19 Regular toilet checks will be conducted by staff to ensure no one is conducting criminal activities. The management will ensure that sufficient toilets with an appropriate number of male/female toilets as per British Standards are available. Sufficient lighting levels will be maintained.

Public Safety

4.20 The management shall implement staff awareness schemes and training to ensure compliance with health and safety and fire prevention legislation.

4.21 The management will ensure fire extinguishers are regularly maintained and inspected.

4.22 The management will ensure the development and implementation of evacuation procedures.

4.23 All staff will be trained to safely handle emergencies.

Prevention of Public Nuisance

4.24 Noise from amplified music shall not be such as to cause noise nuisance to the occupants of nearby premises. There will not be a dance floor. There will be no music played outside the premises.

4.25 Signage will ask customers using the outdoor 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.

4.26 The recommendations of the accompanying Acoustic Planning Report prepared by Sandy Brown will be adhered to.

Protection of Children from Harm

4.27 Staff will be vigilant towards underage drinking. Prominent signage will be displayed about the laws relating to children and alcohol.

4.28 The venue will operate a "Challenge 21" policy, with staff trained at six monthly intervals in the law regarding sale of alcohol to underage people. Only photographic driving licences, passports, HM Forces cards, National Identity Cards or identification with the "PASS" hologram will be accepted.

4.29 Staff shall be informed that they have a shared responsibility for being satisfied as to the age of customers before alcohol is sold.

Dispersal Procedure

4.30 When the restaurant/bar closes staff shall advise patrons to leave the premises quickly and quietly. Notices will also be displayed requesting patrons to be quiet and considerate when leaving the premises.

4.31 Patrons will not be permitted to take food/drinks out of the venue, with staff removing any bottles or glasses from patrons as they leave. The management will provide patrons with a telephone number of a private hire taxi firm if requested, on the proviso that the taxi firm will operate a ring back system and not create any additional noise either by sounding their horn or leaving their engine running while they wait for customers.

4.32 Staff will also be advised to leave the premises in a quiet and considerate manner.

Smoking Strategy

4.33 A smoking area shall be provided externally for those patrons of the premises who wish to smoke and the area will be in range of a CCTV system.

4.34 A wall-mounted cigarette disposal bin will be provided. Signs within the outdoor 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.

4.35 Signs and staff will request customers to keep noise to a minimum.

5. National and Local Planning Policy Context

5.1 Planning policy guidance of relevance to the proposed scheme, and which provides the context for its assessment, is set out within the following documents:

- The National Planning Policy Framework (NPPF); and,
- The Development Plan for Manchester.

National Planning Policy Framework (NPPF)

5.2 Published on 27 March 2012, the National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The document states that the purpose of the planning system is to contribute to the achievement of sustainable development. Of relevance to the proposed scheme it states that:

- Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including: making it easier for jobs to be created; replacing poor design with better design; and, improving the conditions in which people take leisure (paragraph 9).

- Planning should enhance and improve the places in which people live; proactively drive and support sustainable economic development to deliver business; secure high quality design and a good standard of amenity; promote the vitality of our main urban areas; encourage the reuse of existing resources, including conversion of existing buildings; encourage the effective use of land by reusing it; promote mixed-use developments; and, focus development in locations which are sustainable (paragraph 17).

- Encouraging sustainable economic growth and ensuring that businesses are not overburdened by planning policy expectations and are afforded the flexibility to expand (Section 1).

- Planning policies should be positive, promote competitive town centre environments, encourage growth and support the viability and vitality of town centres (Section 2).

- Encouraging developments to take the following into account: maximising opportunities for sustainable transport modes; accommodating the efficient delivery of goods and supplies; giving access to high quality public transport facilities; and, considering the needs of people with disabilities (Section 4).

- Achieving high quality and inclusive design for all development, including individual buildings. Developments should: function well and add to the overall quality of the area; establish a strong sense of place using streetscapes and buildings to create attractive and comfortable places to live, work and visit; create and sustain an appropriate mix of uses; respond to local character and history; create safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion; and, be visually attractive (Section 7).

- Facilitating social interaction and creating healthy and inclusive communities by amongst other things: promoting opportunities for meetings between members of the community through mixed-use developments and active street frontages; and, creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion (Section 8).

- Contributing to and enhancement of the local environment by encouraging the effective use of land by re-use of previously developed brownfield land (Section 11).

The Development Plan for Manchester

5.3 The Development Plan for Manchester comprises the following documents:

- The Core Strategy Development Plan Document (July 2012);
- Saved policies of the Unitary Development Plan for Manchester (July 1995);
- The Guide to Development in Manchester Supplementary Planning Document and Guidance (April 2007); and
- Design for Access 2 (2003).

The Core Strategy Development Plan Document (July 2012)

5.4 The Core Strategy, adopted in July 2012, is the key Development Plan Document against which proposals should be judged. Core Strategy objectives and policies of particular relevance to the proposed scheme include:

- Policy SP 1 'Spatial Principles' which states that the Regional Centre will be the focus for economic and leisure activity; and, that development should enhance/protect the built/natural environment, reuse previously developed land wherever possible and improve access to jobs.

- Policy EC 1 'Employment and Economic Growth in Manchester' aims to improve access to jobs and continue the social, economic and environmental regeneration of the City, whilst seeking efficient use of buildings and minimising detrimental impacts on adjacent uses.

- Policy CC 1 'Primary Economic Development Focus' states that a range of uses, including leisure, will be encouraged in the City Centre, to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.

- Policy CC 4 'Visitors-Tourism, Culture and Leisure' states that the City Centre will be the focus for culture and leisure; and, promotes development which improves facilities for visitors and residents.

- Policy CC 7 'Mixed Use Development' states that active ground floor uses (food and drink/leisure) will be appropriate in locations which have an established public function, or as part of a development which will create such an environment.

- Policy CC 9 'Design and Heritage' states that development in the City Centre should preserve or enhance heritage assets, including conservation areas.

- Policy CC 10 'A Place for Everyone' promotes developments which increase the diversity of activity in the City Centre.

- Policy C 1 'Centre Hierarchy' states that development of town centre uses will be prioritised in centres, taking account of the different roles of the City Centre.

- Policy C 10 'Leisure and the Evening Economy' supports evening and night time economy uses which contribute to the city centre's vitality and the creation of a safe, inclusive evening economy and which do not have a detrimental impact on residential amenity in terms of noise, traffic and disturbance.

- Policy T 2 'Accessible area of opportunity and need' seeks to ensure that new development is accessible by walking/cycling/public transport.

- Policy EN 1 'Design Principles and Strategic Character Areas' states that development in Manchester must follow the seven principles or urban design and should have regard to the strategic character area in which the development is located. With regards to development in the City Centre developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.

- Policy EN 3 'Heritage' sets out that new developments must be designed so as to support the Council in preserving or enhancing the historic environment.

- Policy EN 19 'Waste' states that developers will be required to submit a waste management plan to demonstrate how the waste management needs of the end user will be met.

- Policy DM 1 'Development Management' sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; effects on amenity; accessibility; community safety and crime prevention; and refuse storage and collection.

Saved Policies of the Unitary Development Plan for Manchester (July 1995)

5.5 The Unitary Development Plan (UDP) was superseded by the Core Strategy. However, a number of UDP polices have been 'saved'. Extant polices contained within the UDP which are relevant to the proposed scheme include:

- Policy RC20 Area 5 Sub-area 7 The Financial Core identifies the area as the heart of the regional office market comprising high quality office buildings both new and old. The prime consideration in this area will be to sustain the existing level and character of activity in the area particularly office use. Opportunities to create a more lively and interesting street scene including the introduction of active ground floor uses will be encouraged. Fountain Street is identified as having scope for environmental improvements.

- Policy DC10 'Food and Drink Uses' seeks to ensure that food and drink uses protect the amenity of nearby residents.

- Policy DC14 'Shop Fronts and Related Signs' seeks to ensure that the frontages and signage of commercial premises are in keeping with the character of the building and the surrounding area.

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

- Policy DC22 'Footpath Protection' states that the Council will have regard to the effect of development on existing pedestrian routes and will not normally allow development which would result in unacceptable inconvenience to local pedestrian movement.

- Policy DC26 'Development and Noise' aims to minimise the adverse impact of noise on noise-sensitive developments.

Guide to Development in Manchester Supplementary Planning Document (2007)

5.6 This document aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development that everyone wants to see in Manchester. The sections of the guide that have been considered in the development of the proposed scheme include:

- Section 1 'Creating a Sense of Place' aims to encourage the creation of places which are welcoming, inclusive, neighbourly, interesting and attractive.

- Section 2 'Design' provides guidance under 7 key principles recognised as being urban design characteristics which together create successful places.

- Section 3 'Accessibility' sets out design principles that will help to achieve accessible development and makes reference to the guidance document 'Design for Access 2' which provides detailed information on design standards.

- Section 4 'Environmental Standards' considers energy efficiency, the use of renewable energy and water and waste management.

- Section 8 'Community Safety and Crime Prevention' promotes a safer environment.

Design for Access 2 (2003)

5.7 This document sets out the Council's best practice guidance of inclusive design standards. Design for Access 2 has been produced as a manual for architects, planners, engineers, landscape architects and other designers and sets out the City's aspirations for inclusive development.

Other Relevant Guidance

Manchester City Centre Strategic Plan 2009-2012

5.8 This document presents a vision for the City Centre and sets out the strategic action required to work towards achieving this over the period 2009-2012.

5.9 The site falls within the area designated as the Central Business District which is the focus for the largest regional concentration of financial and professional services in the UK. The major tasks identified for the area concern the effective management of the environment and traffic, and improving the street scene throughout the Central Business District including developing vibrancy through ground floor uses.

Stronger Together: Greater Manchester Strategy (2013)

5.10 The strategy aims to broaden the range of investment and activity in town centres through investment in the public realm and the physical and natural environment and through diversifying the day- and night-time economies to include a safe and welcoming residential, leisure and hospitality offer.

5.11 For the reasons given in section 6 below it is considered that the proposal is wholly consistent with the above planning policy guidance.

6. Planning Appraisal

6.1 Having regard to the planning policy guidance detailed in section 5, the key material considerations against which the proposed scheme should be considered include:

- Principle of proposed mixed use restaurant/bar
- Principle of Outdoor Seating Area
- Design Considerations
- Sustainable Development: Economic, Social and Environmental Benefits
- Servicing: Waste Management and Deliveries
- Ventilation and Kitchen Extract
- Access for Disabled People and Compliance with Design for Access 2
- Crime and Safety Issues
- Accessibility and Highway Issues
- Local Amenity

Principle of proposed mixed use restaurant/bar

6.2 The proposed scheme involves the conversion of a vacant retail unit to restaurant/bar use. The principle of such uses in this central location, within the heart of the City Centre, is appropriate and similar uses are established nearby as noted within section 2 of this statement.

6.3 The application unit will be occupied by an independent operator with over 5 years of successful trading who has specifically chosen Manchester to expand their food and drink concept. The concept of 'Enzo' bar/restaurant is to offer a high class casual dining brand that combines homemade pizza and pasta with top quality coffee. This concept, coupled with the site's central location, means it will appeal to a diverse range of customers including workers employed in nearby businesses and visitors and tourists to Manchester. The new venue will add to and complement the existing leisure offer in the City Centre.

6.4 The application will provide an active use for the vacant unit thereby providing regeneration benefits including increasing vitality and vibrancy along Fountain Street and Marble Street

6.5 Once planning permission is secured and pre-commencement conditions discharged, the applicant is looking to commence work immediately and is aiming to open for business in winter 2016.

6.6 In summary the principle of a mixed-use restaurant/bar in this location is consistent with the provisions of the NPPF and policies SP 1, CC 1, CC 4, CC 7 and C 10 of the Core Strategy.

Principle of Outdoor Seating Area

6.7 An outside seating area for al-fresco dining is proposed on the pavement outside the unit on Fountain Street. The principle of outside seating areas within the City Centre has been established. The seating area will help to animate Fountain Street by creating activity and interest. It will be enclosed by box planters which improve the appearance of the public realm. The seating area will accommodate approximately 24 covers which will increase the income generating potential of the premises helping the business establish and succeed/

6.8 A clear route of approximately 5.5m will be maintained around the seating area ensuring it does not present an obstruction to pedestrians and accords with Saved UDP Policy DC22 'Footpath Protection' which states that the Council will not normally allow development which would result in unacceptable inconvenience to local pedestrian movement.

6.9 As set out within section 4 of this statement, the seating area will be subject to a stringent set of management policies to ensure no issues arise in the future in terms of noise, litter and antisocial behaviour. This will also include the monitoring of the area by staff at all times.

6.10 For these reasons, the seating area complies with Core Strategy policies DM1, Saved UDP policy DC22, and section 3 of the Guide to Development in Manchester SPD.

Design Considerations

6.11 External alterations are limited to the provision of a service door onto Marble Street. Marble Street is a secondary elevation of the unit and is therefore considered to be the most appropriate location to position the service door. This location is also most suitable in terms of operation, providing access to the back of house functions of the bar/restaurant. The proposed service door is situated in a recessed part of the building's elevation and will not impede pedestrian movement when open. It will comprise glazing with aluminium framing which will be in keeping with the existing contemporary appearance of the unit's shopfront.

6.12 The outside seating area will have a positive impact on the character and appearance of the Upper King Street Conservation Area as well as complying with other relevant provisions of the NPPF (section 7 and 12); policies CC 9, EN 3, DM 1 of the Core Strategy; and, UDP policies DC18.1, DC14 and, the Guide to Development in Manchester SPD.

Sustainable Development: Economic, Social and Environmental Benefits

6.13 The proposed scheme will achieve high sustainability credentials as a result of the economic, social and environmental benefits it will bring.

Economic

6.14 The proposed development will bring a number of economic benefits during and post construction, particularly in terms of job creation and increased expenditure in the City Centre. As well as the construction and service jobs created in the conversion of the subject unit it is expected that approximately 10 full-time jobs and 15 part-time jobs will be created by the development.

Social

6.15 The scheme will add to and enhance the food and drink offer in this part of the City Centre. It will provide a new venue for people to socialise, whilst active use of the subject unit will add vitality to the area and minimise the opportunities for anti-social behaviour.

Environmental

6.16 The proposed scheme will have environmental benefits since it involves the reuse of a vacant unit within an existing building. Bringing the unit back into active use, together with the proposed outside seating area, will improve the appearance of this part of the Upper King Street Conservation Area. Also, the site is easily accessible by various modes of public transport and on foot minimising the use of private cars. Bicycle parking is located in front of the unit providing a convenient facility for customers and staff who travel by bicycle.

6.17 The sustainability benefits of the scheme are in accordance with the provisions of the NPPF; Core Strategy policies SP 1, EC 1, CC 1, CC 4, C 1, C 10 and DM 1; and, the Guide to Development in Manchester SPD.

Servicing: Waste Management and Deliveries

6.18 Refuse and recyclable waste will be stored in the building's shared bin storage area located on Phoenix Street. This bin store accommodates wheeled bins for the storage of refuse and recyclable waste. Staff members will be responsible for taking waste from internal storage containers located in the bar and kitchen areas to the bin storage area. Staff will use the new service door proposed on the Marble Street elevation of the unit. The bin storage area can be easily accessed by collection vehicles from along Phoenix Street, this existing arrangement will be unaffected by the proposal. A Waste Management Strategy has been prepared and is included at Appendix 1.

6.19 With regards to deliveries to the restaurant/bar, delivery vehicles will park on Marble Street in the designated pay and display bays. This was the previous arrangement when the unit

was in retail use. Goods will be taken from vehicles parked in the bays to the subject unit via the new service door using wheeled storage cages where necessary.

6.20 For the reasons outlined above waste management and deliveries to the development will be in accordance with policies EN 19 and DM 1 of the Core Strategy.

Ventilation and Kitchen Extract

Air Conditioning

6.21 Air conditioning is proposed to the restaurant/bar. This will comprise 2no. 5KW ceiling cassette units, with a fresh air intake and a condenser unit located on the roof of the three storey element of Lowry House. The plant will not be visible from the streetscene and will be hidden by the roof parapet. Product specifications for the air conditioning equipment have been supplied as part of the application.

Kitchen Extract and Supply

6.22 In order to comply with Building Regulations, and ensure a safe and clean internal environment a level of fume extract is required. The restaurant will cook mainly pizza and pasta using a pizza oven, range cooker and pasta cooker. It is anticipated the restaurant will serve 200-300 meals per day. An extraction canopy is proposed which will utilise baffle filters to remove odours and particulates associated with the cooking process. Extract ductwork will run through the building's internal riser up to roof level of the three storey part of Lowry House. The discharge will be a minimum of 1m above the roof ridge with a minimum velocity of 4.5 m^3/s. The system will be subject to a regular maintenance and cleaning regime in order to ensure its effectiveness and efficiency. The air intake for the system will be located behind a louvered vent positioned above the new service door to Marble Street. The intake flow rate will be 2.1 m^3/s. In accordance with MCC's guidance, Appendix A of DEFRA's guidance 'Information Required to Support Planning Application for Commercial Kitchen Exhaust System' has been completed and submitted as part of the planning application.

Access for Disabled People and Compliance with Design for Access 2

6.23 The proposed scheme has been designed in response to the requirements of Core Strategy policy DM 1, UDP policy DC10, section 3 'Accessibility' of the Guide to Development in Manchester SPD, and the City Council document 'Design for Access 2'. This ensures that the proposed scheme is inclusive and accessible to all, in particular disabled persons.

6.24 The standards set within 'Design for Access 2' (DfA2) are intended to be used on buildings/projects where Manchester City Council (MCC) are the lead or the client, or the building is owned by the Council. However, the design team were keen to ensure that the scheme was able to meet as many of the standards practically possible.

6.25 The measures that have been incorporated into the scheme to ensure compliance with the standards set out in the DfA2 document include:

- Level access to the premises will be maintained and the main entrance door will have a clear opening of at least 1m.
- The layout of the venue means that all the main functions of the restaurant/bar will be accessible to disabled customers.
- A fully equipped unisex disabled toilet is proposed. Access to this will be unobstructed.

Crime and Safety Issues

6.26 A Crime Impact Statement (CIS) has been prepared by Greater Manchester Police (GMP) Design for Security. The CIS confirms that there are a series of positive aspects associated with the scheme in reducing the opportunities for crime and the fear of crime, not least the fact that it will bring an active use to a vacant unit which will help enliven the street scene and improve natural surveillance of the areas around the premises. The statement confirms that the proposal is acceptable in principle and identifies a range of recommendations relating to the management and operation of the premises and the associated outdoor seating area, physical security measures, and external security features which should be implemented. The applicant is committed to ensuring that the

venue is safe, secure and an attractive environment for people to visit and work and the full range of measures identified in the CIS will be addressed. For instance:

- The area around the new service door will be illuminated and in vision of the CCTV system.
- CCTV will cover the internal areas of the premises as well as the outside seating area.
- Access to the kitchen and other back of house areas will be restricted to staff only.
- Lockers will be provided for staff to store their valuables.
- The customer toilets are located away from the entrance to discourage customers from leaving without paying.
- A mechanical ventilation system will be in operation meaning it will not be necessary to open the service door to provide ventilation.
- The new service door shall comply with BS PAS 24:2012, STS202, or LPS 1175 SR2.

6.27 Furthermore the premises will be run in a responsible manner in accordance with a comprehensive operating schedule, dispersal procedure and smoking strategy detailed at Section 4 of this statement.

Accessibility and Highway Issues

6.28 The site is in a highly accessible location within Manchester City Centre and an area that is well served by various methods of public transport including buses, trains and the Metrolink. The site can be easily accessed on foot, whilst there are Sheffield Stands for securing bikes located on the pavement on Fountain Street. With regards to car parking the multi-storey car park of the Arndale Shopping Centre and NCP car parking on Church Street are within walking distance.

Local Amenity

6.29 The proposal will have a positive impact in terms of amenity by ensuring an active use that will add to the diversity of the leisure offer in this part of the City Centre. It will provide

activity and natural surveillance along Fountain Street and Marble Street which will help reduce the possibility of crime and anti-social behaviour to be committed.

6.30 In terms of neighbouring uses it is recognised that bar/restaurants can sometimes be associated with the creation of noise which may affect nearby uses. With regards to the application site the nearest noise sensitive use is office accommodation located on the first floor of Lowry House. In order to understand and mitigate against any potential impact an Acoustic Planning Report has been prepared by Sandy Brown and submitted as part of the application.

6.31 The Acoustic Planning Report has measured background noise levels in the vicinity of the site and surrounding noise sensitive properties and has considered potential noise associated with both mechanical plant and internal amplified noise. The report sets noise limits for mechanical plant in order to satisfy MCC's guidance which requires that noise from plant shall not exceed 5dB below the representative background levels measured. Noise levels (and frequencies) are set for internal amplified music based on the existing sound insulation provided by the floor of the offices located directly above the unit. The report confirms that the noise limits would typically be suitable for restaurant uses with background music.

6.32 In accordance with policies CC 10, C 10 and DM 1 of the Core Strategy, and UDP policies DC10 and DC26, the scheme will provide a mix of uses that will add to the diversity of daytime/night time activity in the City Centre, whilst ensuring there is no adverse impact on the nearest noise sensitive uses.

7. Conclusion

7.1 The proposed development will provide a series of benefits that will have a significant positive impact on a prominent vacant unit. As has been demonstrated in this Planning Statement, the proposal accords with all relevant national and local planning policies, whilst the series of reports that have been commissioned in support of the application confirm that the development will not have an impact on the adjacent uses, and will have a positive impact in minimising the potential for crime.

7.2 On this basis, the proposed scheme fully accords with national and local planning policy guidance. Paul Butler Associates are pleased to submit this planning application on behalf of Bruntwood Estates Ltd and look forward to working with Manchester City Council in progressing the application through to a positive determination.

Appendix 1: Waste Management Strategy Pro-Forma

MANCHESTER CITY COUNCIL

Planning Application – Waste Management Strategy

Planning Application Number: Planning Portal reference: PP-05301343
Date Submitted: August 2016

Estimated volumes and types of waste produced by the development

Low Rise Domestic Not applicable

Waste Types	Capacity Required (litres)	Number of Bins required	To be provided ?
General refuse	240	1 x 240 litre bin	☐
Pulpable Recycling	140 / 240	1 x 140 litre bin 1 x 240 litre bin	☐ ☐
Mixed Recycling	140 / 240	1 x 140 litre bin 1 x 240 litre bin	☐ ☐
Garden Waste	240	1 x 240 litre bin	☐
Food Waste	23	1 x 23 litre caddy	☐

High Rise Apartment Developments Not applicable

N = Number of Apartments

Waste Types	(V) Volume of Waste Generated	Capacity Required (litres)	Number of Bins required	Number of Bins proposed by applicant
General refuse	V = N x 110	V =	V / 1100 =	
Pulpable Recycling	V = N x 55	V =	V / 1100 =	
Mixed Recycling	V = N x 55	V =	V / 1100 =	
Food Waste	V = N x 5	V =	V / 240 =	

Commercial Developments

Please state number and capacities of bins you propose, showing calculations where appropriate. Please ensure collection frequencies are included

Pre-existing facilities for the storage of waste generated by the occupiers/tenants at Lowry House are provided within a bin storage area located on Phoenix Street. This includes space for 3no. 1100L wheeled bins or equivalent. Waste collections take place twice weekly.

Bins are provided for recyclable waste, biodegradable waste and refuse. Onsite segregation of waste will take place to enable recycling at source to take place.

Has / will a contract be obtained with a licenced waste carrier?	☒

Mixed Use Developments **Not applicable**

Are the stores for residential and commercial separate from each other?	☐

Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

As above

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

As above

Are all bins in the store accessible?	☒
Are recycling facilities as easy to access as general refuse?	☒
Has consideration been given to ventilation and hygiene?	☒

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident / management company

Staff employed at the premises will be responsible for transferring waste stored internally within the unit to bins located within the communal bin storage area. Manchester City Council will be responsible for collecting bins from the communal bin storage area and retuning them following collection. Waste collection vehicles will temporarily park on Phoenix Street during collections.

Please ensure that you have attached:

Detailed plans of waste stores	☒
Location plans showing stores	☒
Location plans showing the proposed collection point and the route the collection vehicle will take	☒

Please ensure that you have completed this form in accordance with our Guidance document: GD04 Waste Storage and Collection Guidance for New Developments