Firstplan

Golden Cross House,
8 Duncannon Street, London, WC2N 4JF
Tel: 020 7031 8210 Fax: 020 7031 8211
www.firstplan.co.uk

Our Ref: **13107/SH/cj**
Your Ref: **PP-03391257**
Email: **sharper@firstplan.co.uk**
Date: **30 May 2014**

Ms Angela Leckie
Planning Department
Manchester City Council
PO Box 532
Town Hall, Manchester,
M60 2LA

Dear Angela,

PLANNING APPLICATION FOR INSTALLATION OF CONCERTINA SECURITY DOOR TO SERVICE EXIT
NANDO'S RESTAURANT UNIT 2, 19/21 PICCADILLY, MANCHESTER

We have been instructed by our client, Nando's Chickenland Ltd, to submit the enclosed planning application (submitted online via the Planning Portal ref: PP-03391257) for the installation of a horizontal sliding concertina security door to the rear service exit at the existing Nando's restaurant. This follows our recent conversations.

Nando's have recently occupied the unit and the proposed horizontal sliding concertina door, which will be housed within the building line, is essential for security and health and safety reasons. This recessed doorway provides necessary access for servicing onto the rear alleyway. The recess is currently requires extensive cleaning each morning following vandalism, littering and people sleeping within the recess overnight. As such, the proposed shutter seeks to resolve these issues and improve security at the site.

In accordance with national and local validation requirements the following documents are attached in support of this application:

- Completed Planning Application Forms and Certificates;
- Site location plan (ref: 2719-SP-31);
- Block Plan (ref: 2719-SP-31); and
- Existing and proposed elevations (ref: 2719/33).

The requisite fee of £195.00 has been paid online via the Planning Portal.

Site & Surrounding Area

The application site comprises a ground floor unit (Unit 2) situated within a six storey over basement building. The building forms part of the retail/commercial frontage facing onto Piccadilly Gardens and Oldham Street. The original building was constructed in 1927 and was purpose built as a department store for Woolworths.

However, following the grant of planning permission (ref: **091413/FO/2009/C2**) works have been completed to remove the existing fifth floor to allow the creation of two new storeys of hotel accommodation. The ground floor and basement units have also been upgraded to allow occupation by Nando's, Morrisons and Zizzi.

Servicing for the Nando's restaurant is provided to the alleyway to the rear of the restaurant which is accessed via a recessed doorway. Numerous other units along this alleyway have similar recessed doorways but benefit from roller shutters to improve security, health and safety, and maintenance.

Planning History

Planning permission ref: **091413/FO/2009/C2** was granted on 29 October 2009 for:

> **"Demolition and reconstruction of 5th floor roof area to create 2 storeys of accommodation for proposed hotel at 1st to 6th floors with accommodation for Class A1 (Shop) Use, Class A2 (Financial and Professional Services) Use, Class A3 (Restaurant and Cafe) or Class A5 (Hot Food Takeaway) Use at ground floor and basement levels and elevational alterations comprising insertion of new windows at 1st to 4th floor levels on Piccadilly and Oldham Street elevations, alterations to rear façade to facilitate hotel use and creation of new ground floor frontage."**

Subsequently, advertisement consent (ref: 104499/AO/2013/C2) was granted on 11 February 2014 and permission was granted in March 2014 (ref: 104498/FO/2013/C2) for the creation of an external seating area to the front of the restaurant. This included conditions to satisfy requests from the Police (in order to address various security concerns). A revised signage scheme was also granted on 15th April 2014 (ref: 105211/AO/2014/C2). This proposal forms the final application to ensure the successful and secure operation of Nando's.

Application Proposals

The application seeks planning permission for the installation of an external security steel shutter to the existing rear service access to the above Nando's restaurant. The sliding concertina door has been designed to ensure the mechanism is housed entirely within the doorway frame and does not extend beyond the build line. The solid steel shutter will be polyester powder coated to match the existing door. The proposals have been guided by comments received from yourself, and others, at the pre-application stage.

Planning Policy

The statutory development plan for the site comprises the Manchester Core Strategy adopted July 2012, and the extant UDP Policies 2012. Extensive consideration was given to the relevant policies within the documents in previous submissions. Some policies, as below, remain relevant to this proposal.

a) Core Strategy (2012)

The Proposals Map identifies the site as being situated within the Manchester City Centre Primary Shopping Area and Stephen Square Conservation Area.

Policies EN1, C1, **CC9, C10**, **CC1**, **CC2** and **CC10** encourage the provision of food and drink uses that support the evening economy within the Primary Shopping Area of Manchester City Centre.

Proposals for family-friendly activity, such as restaurants, will be supported provided that development preserves or enhances heritage assets, and is acceptable with regard to impact on residential amenity.

Policy DM1 sets out general design guidance. The policy stipulates that all development should have regard to siting, layout, scale, form and materials. Development should be acceptable with respect to design, appearance and impact on existing character. The impact on amenity, including privacy, light, noise, odours, litter, vermin and highways safety should be acceptable. All development should provide adequate external space, provide refuse and storage collection, be fully accessible to disabled people and enhance community safety and crime prevention.

Policy EN3 encourages development that complements heritage assets within the City Centre. New development should preserve, or where possible, enhance the historic environment, the character, setting and accessibility thereof.

Policy EC1 seeks to ensure that design reduces the opportunities crime by applying current best practice in security design. It is considered that the application proposals fully comply with this principle.

Design and Access

a) Use

This application proposes the installation of a single security shutter in association of the use of the unit as a Nando's restaurant. As a result, the use of the site will remain unchanged as part of this proposal.

b) Amount and Scale

This is a very minor proposal, as such the scale of the building and quantum of development at the site will remain unchanged as part of this proposal.

c) Layout and Appearance

The proposed sliding concertina shutter will be located to the existing recessed single service doorway which is accessed off the alleyway to the rear of the restaurant. The sliding/concertina mechanism will be housed within the recessed doorway in order to minimise the impact of the appearance of the shutter on the surrounding conservation area. Numerous other security shutter units are located within this alleyway. As such, the layout and appearance of the proposal is considered acceptable.

d) Landscaping

Landscaping will be unaffected by this proposal.

e) Access

The proposed security shutter is considered the most appropriate form of security for the existing rear service doorway. The sliding/concertina mechanism will maintain unrestricted level access for Nando's staff and sufficient width for the delivery/removal of larger trolleys etc. to and from the restaurant.

Heritage Statement

The Stevenson Square Conservation Area represents a significant portion of the city centre, within which the majority of Victorian buildings remain intact. However, very few buildings from the 18th century are still standing in the conservation area and the majority are Victorian or early 20th Century. These buildings, including the application site which was purpose built in 1927 as a Woolworth department store, are taller than earlier properties and create a varied mix of building masses, divided by largely dark, narrow streets. Such as, we assume, the rear service alley in this instance. Many of the buildings are either stone or brick, as in the case of the application property, with stone dressings.

Analysis and Conclusions

The proposed sliding concertina door, as shown on the submitted drawing ref: 2719/33 is required for health and safety and security purposes. Since Nando's commenced trading the recess to the rear service access door requires significant attention and cleaning each morning following vandalism and littering (and worse) over-night. This sliding shutter door will minimise any opportunity for anti-social behaviour and accords with the Council's aspirations to improve the general appearance and the safety and security of this area.

The site is located within the Stephen Square Conservation Area, as such the primary issue for consideration is the impact of the proposed security door on the character of this designated heritage asset. Nando's consultants have advised that the proposed sliding concertina door is an appropriate form of security for this doorway which will restrict any vandalism opportunities and ensure sufficient doorway width is maintained. The proposed sliding door will be located to the service doorway to the alleyway to the rear of the existing restaurant. This low quality periphery street adds very little to the character of the conservation area. Nevertheless, careful consideration has been given to the design of the proposed security door.

Boxed roller shutter units are located along Back Piccadilly and Spear Street. However, the proposed concertina door has been designed to require no box or housing mechanism, as such, the door will be located wholly within the building line. This follows advice from officers. As such, views along Back Piccadilly will remain unaltered, thus preserving the character of this part of the conservation area. The use of a powdercoated finish to match the existing door is also appropriate.

Overall, it is considered that the proposed sliding concertina door which sits within the building line will preserve the character and appearance of the conservation area, without impacting on pedestrian or highway safety, and whilst performing an important security function. As such, the proposal is in accordance with national and local planning policy requirements and is considered acceptable.

We trust that the information enclosed is sufficient to enable the application to be registered, and look forward to receiving confirmation of this shortly. However, should you require anything further, please do not hesitate to contact me.

Yours sincerely,



SAM HARPER
Director
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