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Planning
Manchester City Council
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Our Ref HB/BM/BELVED

04 April 2014

Dear Sirs

PLANNING APPLICATION FOR CHANGE OF USE AT GROUND FLOOR - BELVEDERE, 12 BOOTH STREET, MANCHESTER

On behalf of our client, Deka Immobilien Investment GmbH, we hereby submit a Planning Application to Manchester City Council in respect of the Ground Floor of Belvedere, 12 Booth Street, Manchester.

A description of development follows:

Planning Application for change of use of premises for Class A1 retail purposes.

This change of use is required to enable the unit to be occupied by a tenant who wishes to use the unit as a kitchen showroom (Use Class A1). This proposal will generate 6 full-time jobs.

We have submitted the Planning Application via the Planning Portal and have uploaded the following documents:

- Application Forms, Certificates and Notices; and,
- Site Location Plan.

We provide, enclosed with this letter, an application fee to the value of £385.00.

The premises forms part of the Ground Floor of Belvedere (12 Booth Street) – an unlisted building located within the Upper King Street Conservation Area within the Manchester City Centre.

A portion of this building is used for retail and showroom purposes (permitted under Planning Application 093221/FO/2010/C1) however the remaining portion of the unit has been vacant for a number of years.

Planning Assessment

National Planning Policy

National Planning Policy is contained within the National Planning Policy Framework (NPPF) adopted in March 2012.

Further to this in March 2014, the Government published supporting National Planning Practice Guidance (NPPG). This guidance is intended to sit alongside the NPPF and aims to provide additional clarity information in respect of NPPF Policy.

At the heart of the NPPF is a presumption in favour of sustainable development which 'should be seen as a golden thread running through both plan-making and decision-taking'. For decision taking, this means approving development proposals that accord with the Development Plan without delay.

The policies contained within the NPPF replace those previously set out in national planning policy documents referenced in Annex 3 of the NPPF. These include (inter alia) Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs).

As noted above, the NPPF is a material consideration in determining planning applications (NPPF paragraph 13), and must be read as a whole. NPPF Annex 1 deals specifically with the implementation of the NPPF.

At paragraph 23, the NPPF advised that planning policies for town centres should be positive and should promote competitive town centre environments that provide customer choice, a diverse retail offer and which reflects the individuality of town centres.

We consider that the proposed retail use is an appropriate City Centre use and one that will help to improve the diversity of the retail offer within the City Centre. In addition the proposed use will help to provide customer choice and will generate 6 full-time jobs. The proposals are therefore in line with National Planning Policy.

Local Planning Policy

The Manchester Core Strategy outlines the Council's vision for Manchester up to 2027 along with the planning policies which will be used to deliver that vision.

Policy CC2 – *'Retail'* advises that proposals for new retail development in the City Centre will be supported where they contribute to the area's character. This Policy goes on to advise that mixed developments which include retail units will be expected to demonstrate that reasonable steps have been taken to ensure that these units will be occupied.

In terms of character, the Upper King Street Conservation Area is described as being 'in the financial heart of the city' and that within this area almost every building in is in active use. It is clear that the existing vacant ground floor unit within this area detracts from the overall character of the area.

The proposals are submitted in order to enable the occupation of the unit. Introducing an active use into this vacant unit will contribute to the area's existing character and will have a subsequent positive impact upon the Upper King Street Conservation Area.

We therefore consider that the use of these premises for retail purposes supports the aspirations of Local City Centre Retail Policy.

Policy CC 8 – *'Change and Renewal'* states that developments which improve the accessibility and legibility of the City Centre will be supported. Further to this, Policy EN 1 – *'Design Principles and Strategic Character Areas'* advises that City Centre developments should contribute positively to the experience of all at street level.

The Guide to Development in Manchester SPD (2007) builds upon this design criteria. Paragraph 12.9 of the SPD advises that a mix of uses will be encouraged throughout the City Centre, to ensure that there is variety and that active ground floor uses will be encouraged within the central core.

Furthermore, Paragraph 12.29 states that increasing interest in the City's history and in its commercial and retail attractions has brought about an increase in the number of visitors and advises that this in turn demands that greater attention must be paid to the ground floor of buildings, where active uses should be seen by passers-by.

Introducing an active ground floor retail use into a formerly vacant unit is evidently in full compliance with Core Strategy City Centre and Design Policy as well as guidance provided within the Guide to Development SPD.

Introducing a use that will 'open up' the ground floor of the building will encourage activity and vibrancy within this part of the City Centre. The occupation of the unit for a retail use will compliment nearby retail, bar and restaurant uses and will attract people to this part of the City Centre.

As such, we consider that these proposals are wholly compliant with the relevant National and Local Planning Policy.

We trust that the above information is sufficient and look forward to receiving formal confirmation of the application's validation from Manchester City Council in due course.

Should you have any questions or comments in the interim, please don't hesitate to contact us on the details provided above.

Yours faithfully

H. Bolton

HARRY BOLTON
CBRE Planning

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