

Planning Statement

Application for Full Planning Permission

Address: 183 Dickenson Road, Manchester, M14 0YN

Proposal: Erection of Enclosed Seating Area on Forecourt

1. Introduction

This statement is submitted in support of a full planning application for the erection of an enclosed seating area on the forecourt of 183 Dickenson Road, Manchester. The proposed structure will support the ongoing operation of the premises by providing a comfortable, weather-protected area for outdoor dining and customer seating.

2. Site Context

183 Dickenson Road is located within a mixed-use area featuring a range of commercial and residential properties. The site fronts directly onto Dickenson Road and currently includes a paved forecourt area. The building is in active commercial use, and the proposed development forms part of wider efforts to enhance the customer experience and maximise usable space in a way that respects its urban setting.

3. Proposal Description

The proposal seeks permission to erect a single-storey enclosed seating area on the existing forecourt. The structure will consist of:

- **Composite wall cladding**
- **UPVC framed glazed panels/windows**
- **Flat roof construction**
- **Openable sections to allow natural ventilation**

The enclosed seating area is intended to facilitate outdoor eating and enjoyment for customers in a secure, visually coordinated, and weather-protected environment. The area will operate between **11:00 and 23:00 hours, seven days a week**.

4. Planning Precedent

A very similar development was approved by Manchester City Council at:

- **159–161 Dickenson Road (Application Ref: 132341/FO/2021, approved 26 November 2021)**

This approved scheme included an enclosed forecourt seating area of comparable size, design and context, located just a short distance from the subject site. The proposal at 183 Dickenson Road reflects the same design rationale and intended use, and demonstrates consistency with the evolving character of the area.

5. Noise Considerations

To address potential concerns around sound emissions from the proposed use:

- While Manchester City Council does not appear to have specific emission thresholds for voice-related sound from external seating areas, a **reasonable design target** is proposed whereby **LAeq levels from the enclosed seating area will not exceed the existing LA90 background noise level at the nearest residential receptors by more than 5dB**.
 - The **acoustic impact is expected to be minimal**, especially given the enclosed nature of the structure and its limited operating hours. The lowest ambient levels typically occur Sunday–Wednesday evenings, and the site will continue to be monitored as needed to ensure neighbourly operation.
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6. Design & Materials

The materials have been chosen for their durability, low maintenance, and appearance in keeping with the commercial frontage:

- **UPVC glazing:** allows natural light and creates a welcoming environment
- **Composite cladding:** clean, modern finish that coordinates with surrounding materials
- **Flat roof:** discreet profile to limit visual impact from the street

The structure is **reversible** and sits wholly within the existing private forecourt area, avoiding any encroachment onto the public footway.

7. Policy Compliance

The proposal complies with the objectives of the **Manchester Core Strategy** by:

- Supporting active street frontages (Policy SP1)

- Enhancing the economic vitality of local centres (Policy CEN2)
- Ensuring design quality in line with the character of the area (Policy DM1)

It promotes flexible and resilient commercial space in response to changing patterns of use and customer expectations, while maintaining a high standard of design and residential amenity.

8. Conclusion

The proposed enclosed seating area will enhance the commercial functionality and customer offering of 183 Dickenson Road without detriment to the character of the area or neighbouring amenity. It follows an approved precedent set on the same road, includes sound mitigation principles, and uses high-quality, lightweight materials suited to a forecourt setting.

We respectfully request that Manchester City Council grants planning permission for the proposal.