



DE POL

CHARTERED TOWN PLANNERS
established 1986

86 Cross Street, Manchester

PLANNING STATEMENT

Description:

Proposed use of ground and lower ground floor as a restaurant, external alterations to include replacement and reinstatement of windows, installation of plant and flue to Four Yards elevation, internal improvements and structural work to the lower ground floor.

Applicant:

Individual Restaurants

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Contents

	Page
1 Introduction	1
2 Site Location, Description & History	2
3 Application Proposals	4
4 Planning Policy Context	8
5 Planning Assessment	9
6 Conclusion	30



1. Introduction

- 1.1. De Pol Associates is retained by Individual Restaurants to submit a planning and Listed Building consent application to Manchester City Council in respect of proposed use and works to 86 Cross Street Manchester.
- 1.2. Individual Restaurants is a successful Restaurant Business which operates a number of restaurants nationally including those under the Piccolino brand. Piccolino Caffè Grand is owned and operated by the applicant from a listed building a short distance from the application premises. The application proposal will provide for a new pizza restaurant called Forbici and it is intended that this will be the first in a chain of restaurants.
- 1.3. This application follows a previous approval to convert the entire building to a mixed residential and commercial use. Following that approval the residential conversion to the upper floors was undertaken but the associated works to the ground floor and basement have not been fully progressed.
- 1.4. The application has been prepared following an initial pre-application site meeting with Officers from Manchester City Council with the proposal having been prepared to respond to the advice received.
- 1.5. This Statement provides a description of the proposed development together with an appraisal of the key planning points in respect of the proposal. It responds to key planning policy matters and planning context including matters relating to heritage.



2. Site Location, Description & History

- 2.1. The subject premises are located on Cross Street at the junction with John Dalton Street and Four Acres in the city centre of Manchester. The general area comprises a mixture of main town centre uses at ground floor with residential and office uses at upper levels. The premises is currently vacant having been empty since 2019. Its last use was as a betting shop operated by the firm Betfred. The site is a short distance away from Albert Hall located north west of the application premises across Albert Square.
- 2.2. The application premises are a Grade II Listed building extending to four storeys with a basement at lower ground level. From the first floor up to the third floor the building has been converted to residential apartments. These residential apartments benefit from an entirely separate dedicated access lobby immediately north of the application premises. The northern part of the ground floor and lower ground floor is utilised as a Fish and Chip Shop operating under the name “Wright’s Fish and Chips”. The application proposal relates to the majority of ground floor and basement excluding the adjacent fish and chip shop and residential lobby.
- 2.3. The principle elevation of the building fronts onto Cross Street with a secondary elevation formed onto John Dalton Street. These two elevations form the key public facing facades of the building. A further rear elevation is located onto Four Acres, a narrow street to the rear of the premises designed to provide for the servicing of the building out of the general public view.
- 2.4. The listing description of the building identifies it as an Insurance Office constructed in 1906 in a combination of granite and red sandstone. The building forms part of the St Anns Conservation Area and is located adjacent to the neighbouring Albert Square Conservation Area.
- 2.5. In keeping with the premises central location there is easy access to a range of public transport services with train and Metrolink stations and bus stops all within easy walking distance of the premises providing links across Greater Manchester and beyond.

Planning History

- 2.6. Planning and Listed Building consent was granted in September 2018 for:



Change of use of ground floor from betting shop (sui generis) to restaurant and bar (A3/A4); change of use of basement to restaurant, bar, kitchen and toilets; change of use of first, second and third floors to eight apartments (C3) and associated external and internal works, including: removal of light-box on principal entrance; reinstatement of fenestration to the third-floor attic window to the right-hand gable; replacement of existing non-original stepped entrance with a ramp access to the principal entrance; removal of fans and reinstatement of glazing to the bay to the left of the left-hand gable; reinstatement of missing glazed bars to first-floor windows; removal of fire escape; repairs to stone, brick and cladding to the rear elevation; removal of existing plant and ventilation above eaves level; extension at second-floor level to enclose space currently occupied by plant; replacement of render at third-floor level; replace wired-glazing on rear elevation with clear glazing and removal of security bars; removal of betting shop fittings and replacement with bar and restaurant facilities; alteration to dividing wall between lobby and betting shop; removal of partition wall between basement spaces; relocation of metal storage enclosures; subdivision of open office areas; removal of false ceilings; reparation of ceiling moulds; insertion of artificial floor; and, replacement of secondary glazing.

- 2.7. This permission referenced 117966/FO/2017 has been implemented with the upper floors having been converted to residential apartments and these are now occupied by third parties. On the basis of this planning permission the premises already benefits from planning permission for use as a restaurant.

3. Application Proposals

- 3.1. The application proposal is for the use of the premises as a restaurant including external and internal alterations to the building. The proposal is explained below.

Principle Elevations

- 3.2. The principle elevations are those to Cross Street and John Dalton Street. Minimal change is proposed to these elevations with the proposal limited to the replacement of windows to each elevation. The proposed windows are timber framed, glazed and stained to match the existing window colour. These new larger windows will be opening with Mullions incorporated on all windows to provide a consistency. Figure 1 below, and submitted as part of the application is a visual of the proposed Cross Street elevation to illustrate the point.
- 3.3. It is intended that signage will be provided to the Cross Street elevation. This will form part of a subsequent application for advertisement consent.



Figure 1: Visual of the Cross Street Elevation (Proposed)



Four Yards Elevation

- 3.4. The Four Yards Elevation is the rear elevation of the building onto a narrow service road. The application proposes the restoration of glazed units to this elevation replacing the existing boarding to previous windows. The proposal includes timber sliding sash windows at ground floor and then glazed units to reflect the existing windows at lower ground. The proposal also includes the removal of the louvre from the window closest to John Dalton Street. The mixture of security bars and mesh are proposed for removal with the installation of vertical security bars to the lower ground floor windows only.
- 3.5. It is proposed that four condensers are installed on this elevation to provide cooling and heating of the building as well as the cold store whilst a flue is also proposed which will extend the height of the elevation projecting above the eaves of the building. The proposed flue is necessary for the pizza oven. The proposed flue will be finished in black replicating the other rainwater goods and downpipes on the building. Similarly the condenser units will also be finished in black in order to disguise their appearance. A visual of the Four Yards elevation has been submitted with the application an included below at Figure 2.
- 3.6. This application has been prepared following an initial pre-application meeting and discussion with Planning and Conservation Officers. The proposed development has considered the advice from officers and sought to address details raised In discussions.



Figure 2: Visual of the Four Yards Elevation (Proposed)

Internal Changes

- 3.7. Internally the proposal includes for minimal changes to improve and enhance the building. At ground floor the proposal retains the existing tiles and timber floor. The tiles, some of which have been lifted and others covered in screed, will be cleaned and renewed and relayed. The timber flooring will be sanded and retained with timber repaired as and where required. Ceiling covering will be upgraded with the use of anaglypta paper to ensure that all ceiling areas match. Columns will be enclosed by plaster board and painted.
- 3.8. A new accessible toilet is proposed for installation at ground floor adjacent to the existing lift shaft.
- 3.9. The existing staircase between the ground and lower ground floor is to be retained and slightly widened in order to facilitate access.
- 3.10. At lower ground level existing finishes to walls and ceilings are retained and improved with new porcelain tile flooring to be installed replacing the existing vinyl flooring.



- 3.11. Structural works are proposed to the building in accordance with recommendations from structural surveys to repair beams related to former smoke vents to Cross Street and John Dalton Street.
- 3.12. The application proposal will deliver a high quality pizza restaurant under the new Forbici brand. Individual Restaurants is a well established restaurant business which operates good quality restaurants serving good quality food in attractive settings. The business operates restaurants from a number of Listed Buildings across the country including Caffee Grande on Clarence Street Manchester. The business seeks to use the character and details within these buildings to deliver unique and comfortable dining experiences for guests. The application proposal does not deviate from this ethos which seeks to retain and incorporate the historic fabric of the building.



4. Planning Policy Context

- 4.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning application to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2. The Development Plan for the purposes of this application comprises the Places For Everyone Joint Development Plan adopted in 2024. This Strategic Document covers the whole of Greater Manchester (with the exception of Stockport) and provides an overarching framework and strategic allocations. The Manchester Core Strategy which was originally adopted in 2012 and then updated in 2024 following the adoption of the Places for Everyone JDP also provides policy specific to Manchester City Council area. Finally Manchester's Unitary Development Plan was adopted in 1995 and a number of policies in this plan are saved and remain part of the Development Plan for the City .
- 4.3. A significant material consideration is the National Planning Policy Framework (hereafter referred to as the NPPF), and Planning Practice Guidance (hereafter referred to as PPG). In particular section 16 of the NPPF is of importance relating to the conserving and enhancing of the historic environment.
- 4.4. All of the above has been considered in the preparation of this application submission.



5. Planning Assessment

- 5.1. The application proposal is for the use of the premises as a restaurant together with external and internal alterations to meet the requirements of the applicant's business. The following considers in detail the proposal and assess the various elements against the relevant planning policies at local and national level.

Principle of Use

- 5.2. The premises benefits from an implemented extant approval for use of the property as a restaurant. In 2018 Planning permission was granted under reference 117966/FO/2017 for a mixed use development which essentially comprised of residential apartments on the first, second and third floors and a restaurant/bar at ground floor and basement. In principle this application does not seek to deviate from this previously approved and implemented permission.
- 5.3. Notwithstanding the previously granted permission the application premises is located in the Centre of Manchester and is identified as forming part of the City's Primary Shopping Area which is governed by policy CC2 of the Core Strategy. Policy CC2 confirms that leisure uses are acceptable providing retail use remains dominant. In this instance the existing building does not have a retail use and its previous use, that of a betting shop, was a sui generis use. As such there is no implication of any sort for retail uses and whether there is a sufficient number. The fact of the matter is that there is no impact on retail floor space as a result of this proposal..
- 5.4. Alongside the Development Plan NPPF is a key material consideration particularly in the context of the principle of the use of the building. Paragraph 90 confirms that decisions should support the role of town centres at the heart of communities with a positive approach to their growth management and adaption. The NPPF advocates a centre first approach to main town centre uses such as restaurants and advises local authorities to take a positive approach allowing centres to grow and diversify with mixed uses. The application site is clearly supported, in terms of use and location by the NPPF.
- 5.5. In terms of principle the premises already has permission to be used as a restaurant and, in any event the application premises is located where restaurant uses should be supported. The principle of the proposed use of the premises as a restaurant is in accordance with policy.



Heritage

- 5.6. The application premises, as previously mentioned forms part of a grade II Listed Building which is located within the St Ann's Conservation Area. The application premises has been assessed by Ian Rowan Heritage Consultant and the significance of the historic elements of the building have been established by him. A copy of the Heritage Report has been submitted as part of this application and should be read alongside this Planning Statement.
- 5.7. Policy CC9 of the Core Strategy relates to design and heritage, it advises that development should preserve or enhance Heritage Assets within the city. Policy EN3 Heritage, of the Core Strategy, builds upon this requiring development to preserve, and wherever possible enhance the historic environment. The Core Strategy identifies buildings at risk of decay as being an indicator in respect of the delivery of the Strategy. Policy JP-P2 of the Places for People Joint Local Plan requires development to consider heritage in developments and deliver benefits which enhance the historic environment as well as contributing towards economic viability.
- 5.8. At a national level Section 16 of NPPF concerns itself with conservation and enhancement of the historic environment. It identifies that great weight should be placed on an assets conservation irrespective of the degree of harm any proposal may have. It confirms that any harm to the significance of a Listed Building of Conservation Area requires justification. It goes on to confirm that where a development will lead to less than substantial harm to a heritage asset this should be weighed against the public benefit including the optimum viable use.
- 5.9. As stated in NPPF the important factor for consideration is a heritage assets significance and the elements which make it significance. In this instance Ian Rowan Heritage Consultant has reviewed the building and its significance is summarise in the table below at Figure which is also within his report. It is clear that the principle elevations are considered to be of high significance to the Listed Building, the buildings contribution towards the Conservation Area is also confirmed as high. In respect of the rear elevation its contribution is assessed by Ian Rowan to be moderate and internally moderate to low. Overall the Assessment advises that the impact of the proposals are at the lower end of less than substantial in terms of NPPF paragraph 208.

	Archaeological	Historic	Architectural
Frontages	High	High	High
Rear	Moderate	Moderate	Moderate
Internal	Low	Moderate	Low to Moderate
Conservation Area	High	High	High

Figure 3: Ian Rowan Heritage Assessment elements of Significance

- 5.10. The application proposal has considered the identified areas of highest significance and has sought to enhance them. In terms of the principle elevations no visual changes are proposed by the application save replacement of windows. Proposals to replace the windows onto Cross Street and John Dalton Street is being used as an opportunity to unite the building. Currently there is a difference in window style to John Dalton Street and Cross Street and this proposal will introduce one window form across the three large windows of the building. This represents an enhancement to these important elevations and to the wider listed building.
- 5.11. The majority of change is proposed to the rear elevation onto Four Yards. This elevation has always historically been the rear of the building and the location from where the premises would have originally been serviced. This evidenced by the doorways onto Four Yards providing direct access from the street to the basement. It is also, externally, the part of the building with least significance.
- 5.12. Presently, this rear elevation is characterised by a combination of boarded up windows and mismatched security grills which has attracted graffiti to the building. This application seeks to improve this rear elevation by unifying it and addressing some of the elements which have resulted in it becoming a target for graffiti.
- 5.13. Firstly the proposal has considered the windows at the John Dalton Street (southern) end of the elevation. As can be seen in photograph below at Figure 4 the ground floor window closest to John Dalton Street is partially boarded with an extract louvre whilst lower ground floor is completely boarded over. Security bars are used at both lower ground and ground floor levels. This application proposal removes the security bars at ground floor level together with the boarded window and louvre at the southern end reinstating a glazed window. At lower ground level glazed units are reintroduced with two small louvres proposed on the central and northern window. These are finished in black to obscure them from view. The proposed treatment of this

area of the building is wholly designed to improve it. The reintroduction of the window at the John Dalton Street end together with the reintroduction of windows at lower ground level means that glimpsed views from the main public thoroughfare on John Dalton Street will be significantly enhanced and improved.



Figure 4: Elevation to Four Yards

- 5.14. Proposals for the southern part of the elevation will see existing security grills at ground floor level removed entirely and lower ground floor windows renewed. New vertical security bars are proposed to the lower ground floor to match those proposed across the other lower ground floor



windows. Glazing to all of these windows, the removal of security features at first floor and a uniform approach to security at lower ground provides a clear tangible benefit to the building. The existing flat infills and coverings to these fenestrations encourages anti-social behaviour such as graffiti this will be eliminated by the approach proposed by this application. Overall these changes will provide for an enhanced appearance to the building.

Plant equipment and airflow

- 5.15. The application premises was previously a betting shop which is understood have operated predominantly on the ground floor with no customer access to the basement. This application seeks a very different use to that which the building was put to requiring the installation of a pizza oven and other cooking equipment which generate heat and require extraction. Because the basement is being utilised as part of this proposal and an effective and efficient use of the building is being made there is a need to provide air circulation. A restaurant also clearly has very different need to that of the previous betting office use.
- 5.16. It is acknowledged that the building benefits from extant permission for use as a restaurant, however matters relating to extract and plant were not fully resolved as part of that permission. The application was not made by a restaurant operator and did not fully address the requirements of an occupier with relevant planning conditions, relating to the restaurant ground floor and basement use left unresolved. As part of the approval there was no air-condition equipment proposed or identified and the kitchen extract was reliant on an internal riser. In respect of plant equipment there was clearly a recognition by the authority that there would be a need for external plant by condition 11. The approval granted would not be suitable for any restaurant operator without a facility for extract and air-conditioning. The use of hot cooking equipment, customer toilets together with a subterranean floor level would mean these facilities are essential to the operation of the premises.
- 5.17. In relation to the air conditioning equipment this is formed by three condensers located on the Four Yards elevation with a fourth condenser to serve the chiller. These condensers are recessed within the window to decrease any impact. They are also proposed to be finished in matt black to ensure that they reflect the window and are not obtrusive when viewed down Four Yards from John Dalton Street, as identified in the submitted visuals.



- 5.18. Alternatives have been considered and investigated by the engineers working on the project to establish if there is any potential way the proposed condensers could be accommodated with particular reference to internal options. The alternative's considered are outlined below.

Solution 1 – Housing condenser units within the basement

- 5.19. The locating of condensers in the basement was considered, however there is insufficient gap between the floor slab and the bottom of window openings to provide for the necessary intake and discharge of air. The condensers require 1.16cum/s of air intake and discharge in order to cool internal coils within the units effectively. This volume of air is equivalent to duct work of 600mm for both intake and out, three units are required to heat and cool the restaurant and private dining space with a further unit for the chiller. The existing louvre connections are 1,600mm at their widest including frame and these get smaller towards John Dalton Street so are unsuitable.
- 5.20. Further to the above the condenser units are 890mm in height, to house the condensers above a ceiling area would result in a ceiling height of 1.7 metres which would not deliver on building standards requirements.

Solution 2 – Locating condensers on an internal deck above accessible WC

- 5.21. The second solution considered the potential for the condensers to be located in the building above the proposed accessible WC. However, inclusion of the condensers in this space would result in a reduced floor to ceiling height which would not meet building regulations, similar to the issue with solution 1.
- 5.22. Further to the above there is limited space in this location due to the necessity to accommodate the flue for the pizza oven. There is also a more general lack of space with two window bays required to accommodate one condenser unit. There is simply not the space to accommodate the equipment required in this location.

Solution 3 – locate condenser units within low level window recess with honeycomb louvre

- 5.23. The third solution would allow for the units to be located outside within the lower ground floor window recess and concealed from view. However, siting the condensers in this space would not



meet the manufactures guidelines in terms of clearances to the front and rear for intake and discharge which would lead to potential for overheating and render any warranty invalid.

- 5.24. In terms of the louvres to Four Yards, in order to provide for sufficient air flow the cover would need to be a mesh which would create a pest potential. Furthermore the units would be visible which defeat the object of having the covering in any event.
- 5.25. Overall the condensing units are designed to be located outside in order to facilitate free movement of air to allow intake and discharge as well as regulation of temperature of the units. Condenser units are not designed to be utilised indoors per se. It is acknowledged that they can be located indoors but only in very specific circumstances where conditions can be created in line with mechanical calculations, this is just not possible retrofitting to a Listed Building.
- 5.26. The necessity for the type of equipment proposed is demonstrated by that required and used at other commercial buildings in the City. In the immediate locality of the application premises is Bow Lane, a back service road similar in character and form to Four Yards. This road has numerous condenser units necessary for the various business backing onto the road. Street view images below at figures 5 and 6 demonstrate this. Manchester Central Library, which is Grade II* Listed incorporates a bank of condenser units on the roof as can be seen below at figure 7, again demonstrating that condenser units are necessary to facilitate heating and cooling of public spaces. The application proposal, similar to the Central Library has worked to locate this necessary equipment to be as least impactful as possible within the context of available options. Placing the condensers on the rear elevation, well out of sight of the significant elevations, and then proposing their treatment in order to ensure that they blend with the street scene.



Figure 5: Bow Lane Street View Image



Figure 6: Bow Lane Street View Image

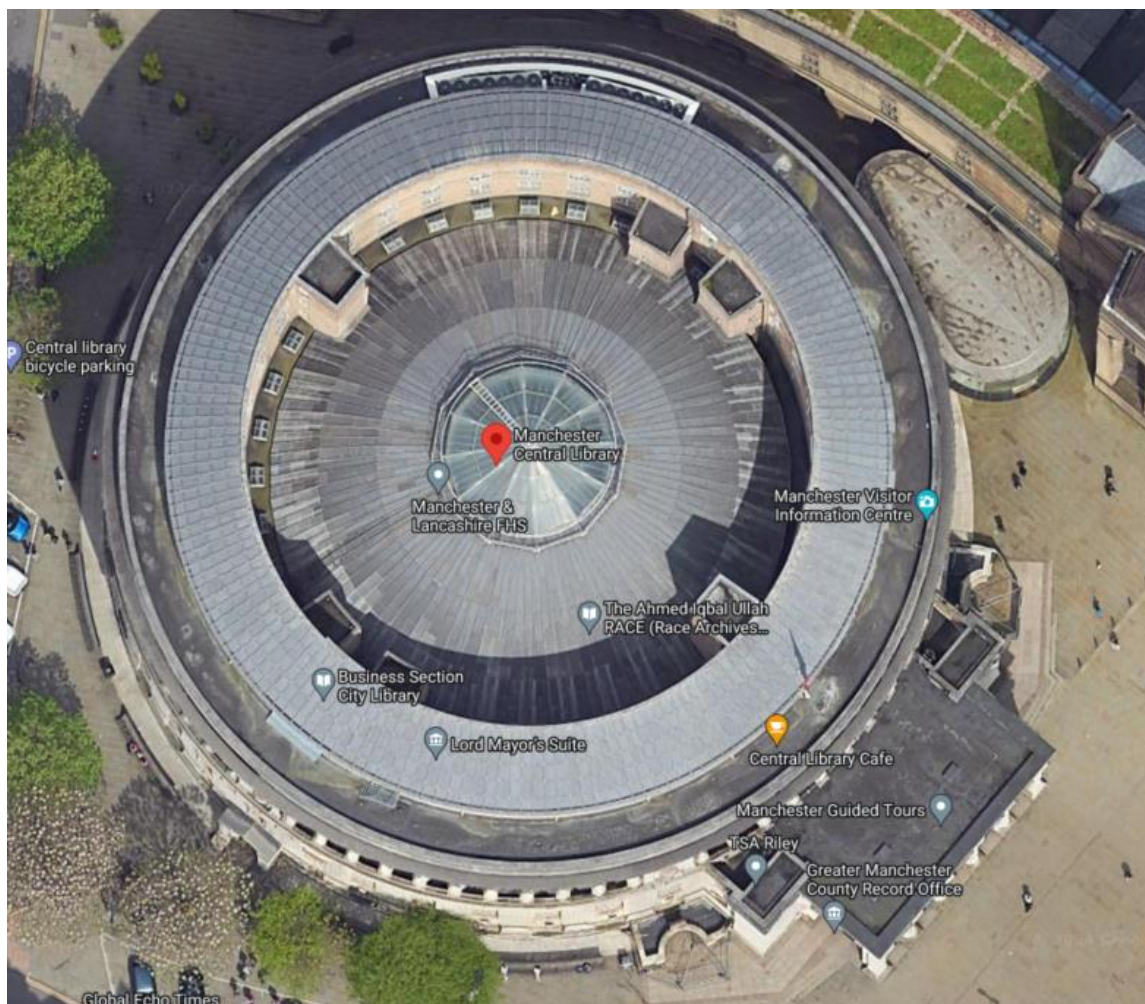


Figure 7: Central Library with extraction equipment visible on the northern part of the roof

5.27. For the purposes of air circulation two louvres are proposed on the basement windows to Four Yards with an existing louvre to what was previously the WC renewed and replaced. These louvres are necessary to provide ventilation to the basement. The louvres to the southern end of the elevation have been located low and are incorporated into the new glazed units with security bars. Two louvres are necessary one to provide for air intake and the other for extract. This will provide suitable air flow around the lower ground floor including the proposed guest toilets where there is no current ventilation. It should be noted that no means of air circulation was proposed for the lower ground floor as part of permission 117966/FO/2017. Two louvres are currently located within the solid wall covering on the rear elevation as identified in the photograph below at figure 8. The approach proposed which includes the reintroduction of glazing and removal of louvre at lower ground floor and the removal of a louvre and reinstate of glazing to the southernmost ground floor window represents a significant enhancement to the

building in this location. The proposed northern extract provides direct ventilation to the staff room and toilet, this improves on the current situation. Again no staff facilities were included in the previous restaurant approval.

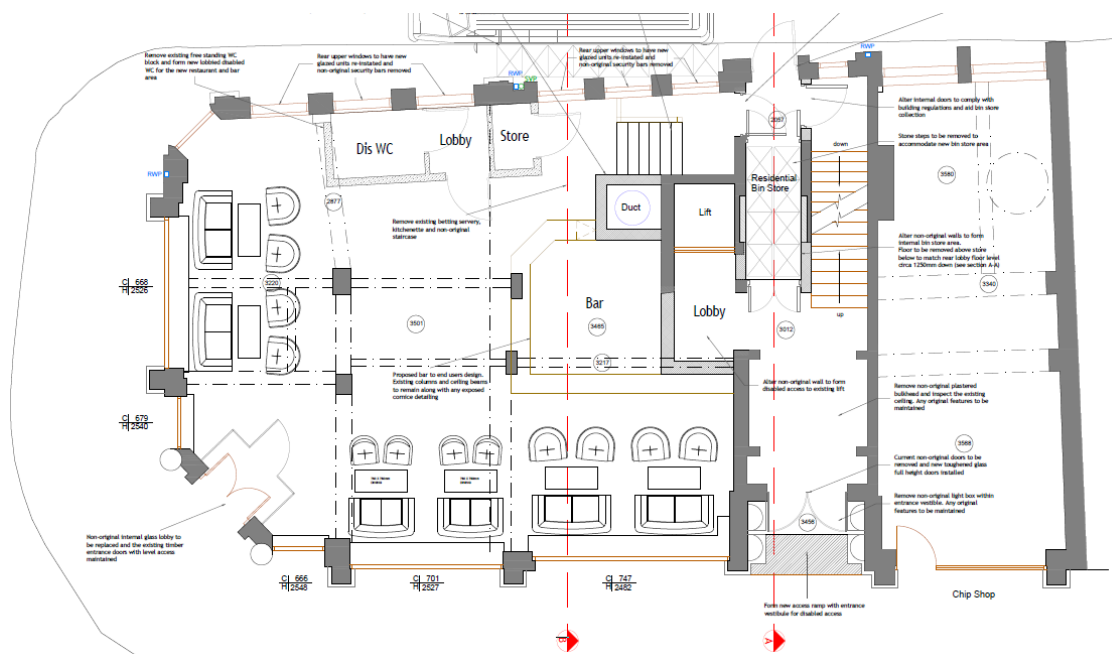
- 5.28. It should noted that there is no roof space associated with the premises which could be used to accommodate the necessary condensers. It is anticipated that any previous roof space for plant which may have existed was developed for the second floor extension as part of the residential conversion to the upper floors.



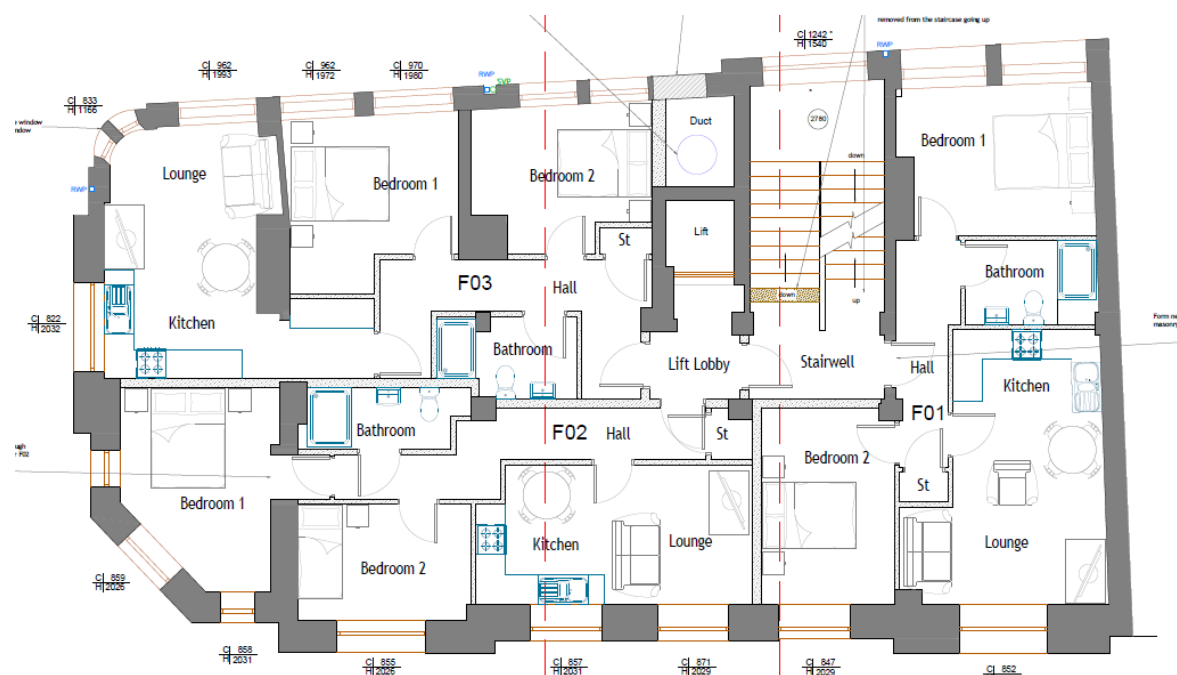
Figure 8: Rear Elevation existing louvres to lower ground and ground floor identified

5.29. In addition to the air flow and cooling/heating of the premises a flue is also proposed to the Four Yards elevation. This flue is necessary to provide extraction for the gas pizza oven to be installed at the premises. The flue is necessary to provide heat extract from the oven and will not have any odours or smoke associated with it.

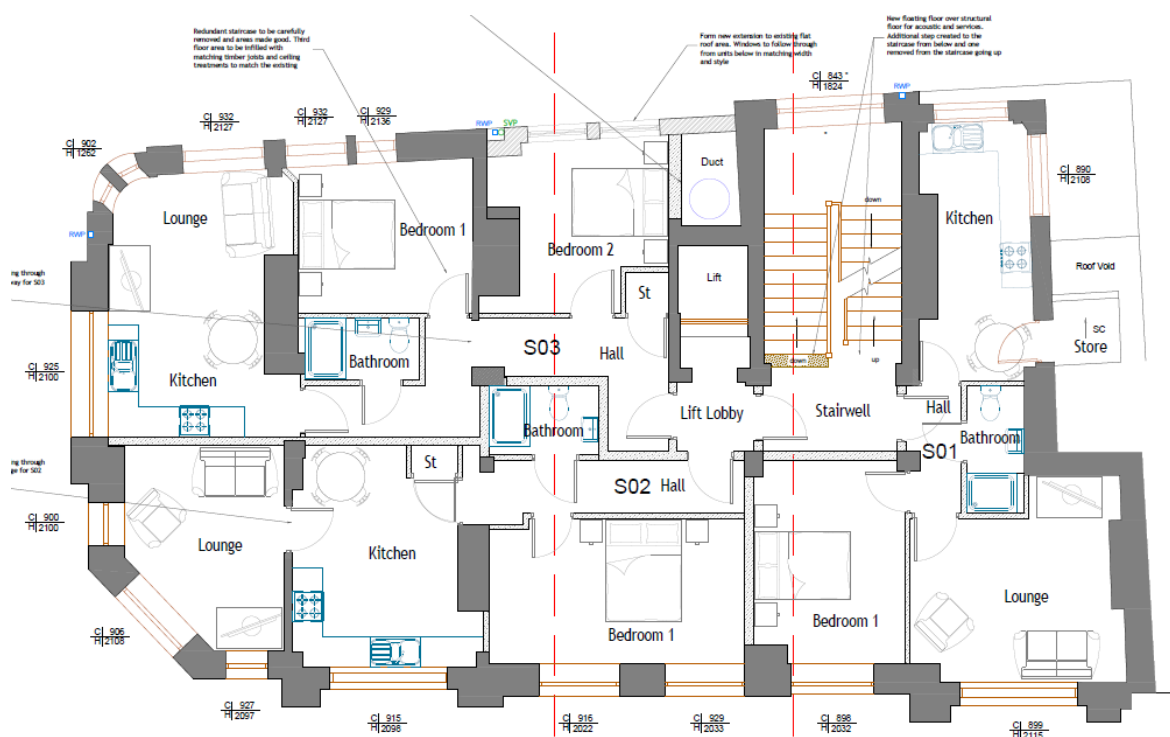
5.30. The previous approval referenced 117966/FO/2017 for a restaurant at the basement and ground floor together with residential units at the upper floors included for an internal riser which could potentially have been used to accommodate the extract for the pizza oven. It is understood from discussions with planning and conservation officers that this was the preferred method for extraction. However, this internal riser was not implemented as part of the approved scheme with the upper floors now having been converted to apartments and occupied. As part of the approved scheme the internal riser was designed to go from the ground floor, up through the first floor (replacing an existing storage cupboard) and then through the approved second floor extension and out through the roof. The plans which were approved by the Council identify this below.



Approved ground floor with 'duct' located adjacent to the stairs.



Approved first floor with duct identified adjacent to bedroom 2



Approved second floor with duct adjacent to lift shaft.

5.31. The applicant has not been able to access the implemented apartments at first and second floor owing to them being in separate ownership. However it is understood from the landlord that the internal riser has not been installed and does not exist. It is understood that the riser was not



put in as part of the extension works to the second floor nor that it was included in works to the first floor. For information and reference the duct identified at ground floor is the existing stairwell between the ground floor and lower ground floor.

- 5.32. As the internal riser is not present and the upper floors are in third party ownership the use of an internal riser for the extract for the oven is not possible and an alternative means of extraction is required. It is important to note that any restaurant occupying the building would require extraction to provide for cooking equipment and this would need to be accommodated outside the building given that the internal riser does not exist.
- 5.33. Following a meeting with the Planning Officer and Conservation Officer the option of direct extract from the building onto Four Yards was considered, avoiding the requirement for a flue on the external elevation of the building. However, due to the nature of oven this is simply not possible. The purpose of the flue is to extract hot air from the oven out of the building and as such it would not be safe to discharge this at street level. We are advised that it must be above eaves level in order to meet necessary health and safety regulations.
- 5.34. In this context the only suitable option is a flue extraction and the only way this can be delivered, with the internal riser not being an option, is external to the building. Of all of the available elevations the Four Yards elevation represents the only suitable elevation. The supporting Heritage Assessment identifies the Cross Street and John Dalton Street elevations of highest significance both in terms of the Listed Building and the wider Conservation Area and therefore would have been inappropriate.
- 5.35. The proposed flue has been designed and located to have the minimal impact on the building and ensure elements of significance are not affected. In the first instance the flue is of the minimum diameter possible at 250mm, the result is that this is comparable to existing rainwater goods on the building. furthermore it is proposed that the flue is finished in black to match the existing rainwater goods on the rear elevation to ensure that the flue is entirely in keeping with context. The proposed flue has been located alongside the existing downpipe and adjacent street lamp ensuring that it reflects the detail at this part of the building. The alternative approach of an enclosure for the flue, coloured to match the sandstone was considered but ultimately it was concluded that finish it in black was the preferential option. The flue extends out of the building



through the accessible toilet window at ground floor. This approach ensures that there is no impact upon the fabric of the building and is entirely reversible.

- 5.36. It is considered that the location of the flue conserves the significance of the building whilst delivering on the necessary requirements of a restaurant business in the premises. Ultimately extraction and ventilation is required to operate a restaurant and this was not fully considered as part of the extant approval. The extent of extraction and ventilation proposed are necessary and have been designed and located following careful consideration of the Listed Building and Conservation Area to ensure any impacts are kept to an absolute minimum.

Structural Matters

- 5.37. The applicant has had a structural survey undertaken of the premises and this has identified some issues that need to be addressed. At the lower ground floor of the property there is clear visual signs of water ingress from street level which is already causing damage to the listed building. The proposal seeks to address these issues and make sure that the building is structurally sound to insure its long term future. Paragraph 195 of NPPF identifies that Heritage Assets are an *“irreplaceable resource, which should be conserved in a manner appropriate to their significance”*. The application premises has been vacant since 2019 when the previous Betfred betting shop closed and as such has been vacant for approximately five years.
- 5.38. The Structural Report prepared by Booth King Partnership Limited identifies that the steelwork to the three historic pavement level smoke vents (two to John Dalton Street and one to Cross Street) are showing signs of *“significant deterioration and rusting/spalling of visible surfaces”*. The surveyor considered that water has been able to infiltrate through the pavement surface outside.
- 5.39. The report goes on to advise on repair work to this identified defects in form of replacement joists to ensure the integrity of the building going forward. These works to structural elements of the building will ensure that the building is safeguarded long term. The application proposal will deliver on these structural elements representing a significant public benefit of the scheme.



Internal Arrangements

- 5.40. The application proposes limited changes to the internal arrangement of the building ensuring that elements of significance are maintained. The application submission includes details of internal finishes to further demonstrate the care taken as part of this proposal to ensure that the significance of the building is not harmed by the works proposed. This is outlined below.

Flooring

- 5.41. The existing flooring at the premises consists of poor quality non-original vinyl at lower ground with timber flooring at ground floor together with a combination of exposed screed where tiles have been removed and black and white tiles. At a pre-application meeting the Conservation Officer advised on the retention of timber floor and reuse of black and white tiles as part of the scheme.
- 5.42. As identified on the submitted plans the ground floor will utilise the retained black and white tiles renewed and reinstalled whilst the timber flooring will also be retained and renewed with new timber flooring to be installed to match where required. At lower ground floor level the vinyl flooring will be removed and replaced with paving and anti-slip surfacing to back of house areas. Toilet areas will use porcelain tiles.

Walls

- 5.43. The proposed finishes are identified at ground floor as paint to existing plasterboard and the introduction of new plasterboard where necessary. The two central pillars are to be boxed in, skimmed and painted. At basement existing finish are to be retained and painted where indicated. Again the retention of the existing fabric and, in particular, wall tiles at lower ground level will ensure the integrity and significance of the building is retained.

Ceiling

- 5.44. In terms of ceilings at ground floor all existing coving is to be retained however there is currently a combination of ceiling finishes with some areas covered with anaglypta paper whilst other are painted plasterboard. The proposal seeks to unite the ceiling by preparing and repainting the existing areas of anaglypta paper and applying matching paper to the areas currently finished in plain painted plasterboard. At lower ground level it is proposed that existing ceiling plaster board is cleaned and repainted whilst back of house areas incorporate a suspended ceiling.



Stairs

- 5.45. The premises is served by a single staircase between ground floor and lower ground. The existing timber staircase is non-original and of no historic or architectural interest. It is proposed that this is removed and replaced with a new staircase with the floor cut back to provide a widened opening.
- 5.46. The staircase has been retained in its current location to minimise impact on the listed building. It is noted that the approved plans for the restaurant use, approved under reference 117966/FO/2017 includes for the relocation of the staircase. This approved approach would require the creation of an additional hole in the floor plate and as such the alternative approach proposed as part of this application represents a significant improvement, in heritage terms over the previously approved arrangement.

Other internal matters

- 5.47. The basement incorporates a safe room which likely related to the previous use of the building as an insurance office. This proposal retains this feature of the building and utilises it to provide a private dining space which can be used by guests.
- 5.48. The kitchen at ground floor level is provided by free standing equipment and therefore the work benches, prep areas chillers and other equipment will have no implications for the integrity and fabric of the building and require neither planning nor listed building consent of themselves. The proposed pizza oven is made in Italy and is to be especially imported for the business. This has been subject to structural assessment to ensure that the weight of it can be accommodated by the building and this is detailed in the submitted structural report. The location of preparation area and pizza oven is intended to provide an element of 'theatre' and interest and activity when viewed from Cross Street.
- 5.49. Outside of the application red edge is a shared storage cupboard at the bottom of the stairs from Four Yards. This room includes water tank and fuse boxes etc associated with the building. This area will be used to provide storage for up two bicycles internally. No changes are proposed to this room.
- 5.50. Overall it is considered that the internal arrangements of the building, as proposed by this application, represent a significant improvement over that previously approved. In any event



and notwithstanding the implemented approval the proposed internal works represent a significant improvement over the existing situation.

- 5.51. Overall in heritage terms it is considered that the proposal conserves the significance of the heritage asset retaining elements of importance and working with the building to deliver a scheme which is acceptable, meets the requirements of NPPF and relevant Development Plan policies. There are a number of benefits associated with the proposal and these are detailed later in this statement. It is considered that these benefits far outweigh any perceived potential impacts of the application proposal.

Amenity

- 5.52. Policy DM1 of the Manchester Core Strategy requires development to consider the effects on amenity. Whilst saved UDP policy DC10 advises that food and drink uses in the City Centre are acceptable subject to amenity issues. The application proposal has been developed in this context and sought to ensure that the amenity of nearby residents is unaffected.
- 5.53. The application is supported by a noise assessment prepared by PDA Acoustics. The noise assessment has considered the potential impact of development from the use of the ground floor and lower ground floor as a restaurant and also the associated plant equipment. This assessment confirms that the proposed restaurant use will not have a negative impact on residents of the apartments at the upper floor. In terms of the proposed plant the report confirms that subject to attenuation and mitigation as outlined in the report amenity of neighbouring residents can be protected.
- 5.54. It is acknowledged that there is the potential for waste to cause an amenity issue and this has been considered by the applicant who has submitted a waste management strategy. The Waste Management Strategy identifies that waste will be handled inside the premises before being transferred to the Company's existing restaurant Piccolino Caffè Grande on Clarence Street. It is from here that waste will be collected under existing arrangements, ensuring that there will be no storage of waste on street associated with the application proposal.
- 5.55. As a restaurant the proposal does not propose late night opening. It is therefore not anticipated that there would be any issue with late night congregation or noise associated with the use. This is particularly when the site's central location is considered.



5.56. In terms of air quality as part of planning permission 117966/FO/2017 it was determined that the use of the premises as a restaurant was suitable in air quality terms without the need for mitigation. This proposal does not propose anything different to that which was proposed as part of that application in the context of air quality. The premises is considered suitable for a restaurant in air quality terms.

5.57. The application proposal has been prepared to ensure that neighbouring residents and occupiers are not unacceptably affected by proposals.

Crime

5.58. The application proposal will result in the reuse of an otherwise vacant ground floor space within the City Centre. Owing to vacancy the premises has already attracted a degree of anti-social behaviour as demonstrated through the graffiti on the Four Yards elevation. The proposed use of the premises will increase natural surveillance which will deter crime and anti-social behaviour. The changes to material finishes to Four Yards will also deter graffiti reducing the number of hard solid surfaces at an easy to reach level.

5.59. The premises has been vacant for five years. Whilst it has not yet been subject to break in and unlawful use ongoing vacancy of the premises does make it a potential target for such purposes. Fully occupied and operational building reduces this risk significantly.

5.60. The application is supported by a Crime Statement Prepared by the architect in support of the application to which reference should be made.

Access

5.61. The application proposal does not seek to alter the access to the building which remains at the corner of the property at the Cross Street/John Dalton Street junction. This access is level and as such provides an accessible means of access for all.

5.62. A second rear access is retained onto Four Yards which is accessed via an internal staircase. This access is to be retained as a non-public access and used purely for servicing and staff.



- 5.63. It is considered that the proposed access is both safe and suitable. Vehicular access is not relevant to this proposal.

Benefits

- 5.64. As briefly noted earlier it is considered that the application proposal will deliver a whole range of benefits if approved. NPPF identifies in paragraph 208 that where a proposal will lead to less than substantial harm to a heritage asset this should be weighed against the public benefits of the proposal. These include securing its optimum viable use. As previously referenced the Heritage Assessment which supports this application identifies the impact of the proposal as the lower end of less than substantial and this is the impact which the numerous scheme benefits, as outlined below should be weighed against.

Use

- 5.65. Clearest benefit of this proposal is the reuse of an other vacant Listed Building which has been vacant for approximately five years. As identified above NPPF promotes the securing of the optimum viable use for a Listed Building and this application secures this given how long it has been vacant and the lack of any alternative options on the table.
- 5.66. In originally approving the restaurant use of the building as part of permission 117966/FO/2017 the planning authority has already confirmed this is a suitable use. This application seeks to deliver on this approval essentially delivering the necessary practical elements required by an occupier.
- 5.67. The proposal will make full use of the ground floor and lower ground floor as evidenced by the submitted plans. This ensures that an efficient and effective use of the building is made it also ensures that long term maintenance of the building with both floors being used for guests it would be paramount that the building meets the expectations of diners visiting a high quality restaurant.
- 5.68. In short the proposed use of the building represents a significant benefit to be weighed against the identified lower end of less than substantial harm.



External Improvements

- 5.69. As part of the application it is proposed that external improvements are undertaken to the building which will enhance its significance. The proposal will remove the boarded windows at both floors on Four Yards, replacing them with suitable glazed units. The mix of security features are removed and replaced with a more appropriate approach. The approach enhances the areas of the building of most significance.

Internal Improvements

- 5.70. Currently the building has been subject to works internally including the lifting of tiles from the floor at ground floor. The proposal will enhance the internals of the building through retention, renewal and relaying of retained tiles and renewal of the existing timber floor. The ceiling is enhanced with anaglypta paper to match existing across the ground floor. At lower ground the safe room is retained and will be made visible and accessible to the public. There are clear enhancements.

Structural Works

- 5.71. As previously identified there is a necessity for structural works to be undertaken in the basement in relation to the former smoke vents onto John Dalton Street and Cross Street as detailed in the Structural report. The proposal will result in this necessary work being undertaken and implemented to the wider public benefit.

Re Use of a Previously Developed Site

- 5.72. Notwithstanding the historic designation of the building the proposal represents the reuse of an otherwise vacant building. NPPF paragraph 157 identifies that to support the transition to a low carbon future the planning system should encourage the reuse of existing resources, including the conversion of existing buildings. As such the reuse of the building represents a public benefit to be weighed in favour of the proposal.

Investment and Jobs

- 5.73. As a result of the proposal the premises will benefit from an investment of £850,000 from Individual Restaurants. Paragraph 85 of the NPPF advises that decisions should create the conditions in which businesses can invest, expand and adapt. In this instance the applicant is a well-established restaurateur seeking to create a new restaurant brand following up the success of their existing successful business and brands. The success of a further restaurant brand will



open opportunities for further future expansion of the business in Manchester and across the country.

- 5.74. As well as the investment in the building and the business there will be a multiplier effect for other businesses in the locality. The new restaurant will assist in attracting people to the area who will then spend money in other business resulting in further indirect investment.
- 5.75. The application proposal will result in a number of jobs being created in the first instance in the conversion of the building and creation of the new restaurant and then subsequently in staffing the restaurant and various other trades to maintain the building. Beyond this there will also be knock on benefits for suppliers and other businesses which will meet the operational requirements of the new restaurant. It is anticipated that the business will employ in the region of 20 people, 10 in full time roles and 10 part-time. These people will be employed directly in a range of roles from cleaners to chefs.
- 5.76. Overall it is considered that the benefits associated with this development far outweigh the lower end of less than substantial impact the development will have on the significance of the building. The investment, jobs, reuse and various enhancements outweigh the limited impact of the siting of plant equipment on the rear elevation of the building well out of main public view.



6. Conclusion

- 6.1. The application proposal is for alterations to 86 Cross Street in order to facilitate its occupation and operation as a restaurant. Planning permission was originally granted in 2018 to change the use of the premises together with conversion of upper floors to residential use and, whilst the permission has been implemented the restaurant use has not come forward.
- 6.2. The applicant, Individual Restaurants, are restaurateurs with a track record of providing high quality restaurant spaces utilising unique and historic buildings. The company owns and operates Piccolino Caffè Grande, located in a Listed Building on Clarence Street, a short trip from the application premises which underlines the company's approach. The proposal will result in the reuse of a Listed Building which has been vacant for five years previous and implement enhancements to the benefit of both the Listed Building and wider Conservation Area.
- 6.3. The proposal will deliver significant public benefits which include the occupation and use of a Listed Building which has been vacant for five years, significant investment in the local economy, creation of jobs in a range of roles, structural repairs to a listed building, removal of negative external elements of the building replacing them with a scheme of enhancements and a suite of internal works which will enhance the space and open up historic elements to the public.
- 6.4. The proposed development does proposed some other changes to the Four Yards elevation. These changes, necessary for the heating, cooling and air circulation at the application premises have been located to have least impact, have been treated to reduce impact and have been proposed only after potential alternative options have been investigated. The proposed plant and equipment form part of an overall scheme of works which will deliver enhancements to the more significant parts of the building.
- 6.5. The public benefits associated with the proposed development are considered to far outweigh the less than substantial impact that the development will have on the Listed Building.
- 6.6. Overall the application accords with planning policy, represents sustainable development and, in accordance with NPPF paragraph 11, permission should be granted without delay.