

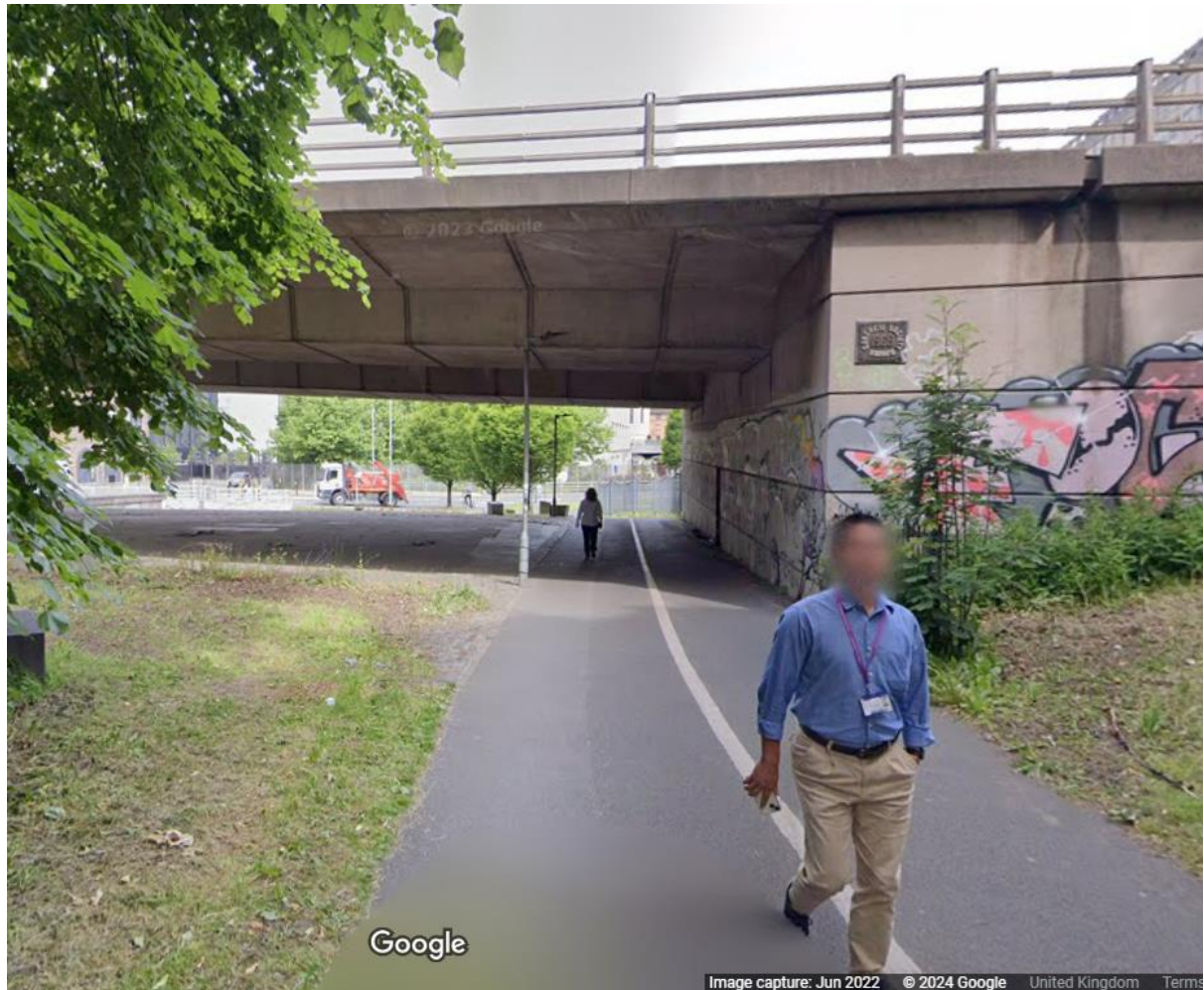
**Proposed installation of kiosk to be sited
permanently to sell hot food.**

**Land Under bridge of the A34, Brook Street,
Manchester M1 7HL**

Planning Design and Access Statement

Application Site

The application site is currently an empty plot of land located underneath the main A34. The site is within the City Centre located along a main pedestrian and cycle route leading towards the centre. The site is unused and is shown as follows:

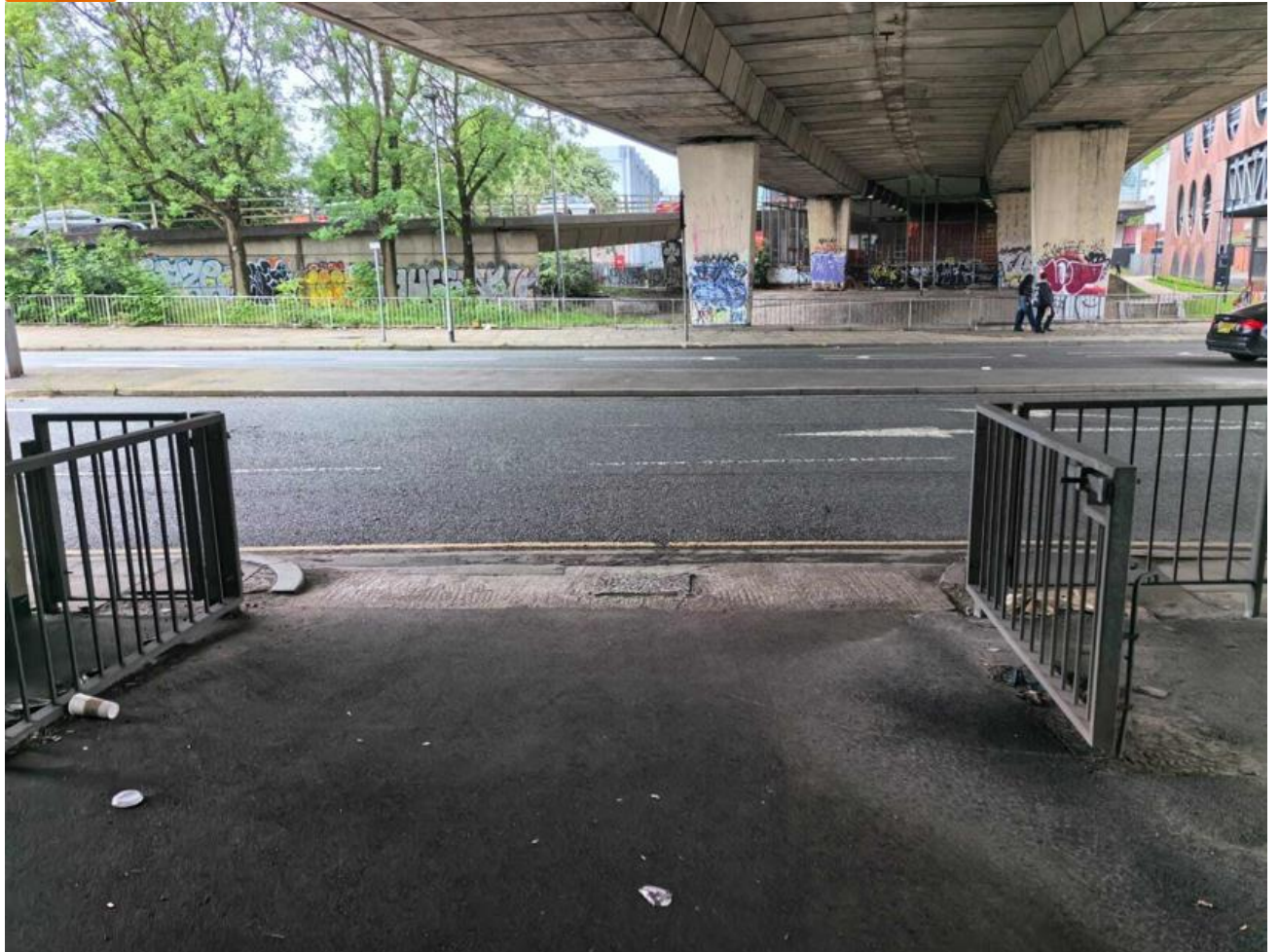












The Proposal:

The applicants are seeking planning permission for the installation of a small kiosk style unit which intends to sell rice box meals. The opening hours would be 12pm - 10:59pm. The applicant (Junfeng Guo) intends to have himself and two staff maximum in the unit operating at most times.

The unit will be powered by a generator/gas appliance. They are not intending to sell any alcohol and wish to create a vibrant atmosphere to add to a place for students to go. All cooking is done in the unit. The cooking is done with a frying pan using natural gas or an induction cooker. Mr Guo will not have an oven. The type of kiosk/ unit being proposed is similar to that shown in the images below:





Approximate location of kiosk/unit being proposed:



Planning History:

The site location is surrounded with a strong planning history for a mixture of commercial and residential uses which provides a strong precedent for the proposal set out within this document.

Assessment

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

National Planning Policy Framework (NPPF)
National Planning Practice Guidance

The following Local Plan Policies are considered to be relevant to this application:

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:

- Policy SP1 - Spatial Principles
- Policy EC1 - Employment and Economic Growth in Manchester
- Policy EC3 - The Regional Centre
- Policy CC1 - Primary Economic Development Focus: City Centre and Fringe
- Policy CC5 - Transport
- Policy EN19 - Waste
- Policy DM1 - Development Management

Unitary Development Plan for Manchester

- Policy 18 - Conservation Areas
- Policy 26 - Development and Noise

Places for Everyone:

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

- Policy JP-J 2 (Employment Sites and Premises)
- Policy JP-P1 (Sustainable Places)
- Policy JP-P3 (Cultural Facilities)
- Policy JP-P4 (New Retail and Leisure Uses in Town Centres)

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

i) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

ii) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

iii) an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The current proposals would in our view be an appropriate use to have within this area of the City Centre. It would help bring a presence and established use to the area and create footfall an activity to ensure an underused plot of land is maintained and enhanced.

In terms of waste collection, Mr Guo has already got a contract in place ready to begin with a commercial waste company in Manchester. This can be signed and begin as soon as the planning permission/license has been granted, when he is able to begin trading. The commercial waste company will come to collect the waste every morning, which will be put into their provided waste bags. In terms of storage the unit will of course be locked so that anything stored inside is safe and secure.

Policy CC1 (Primary Economic Development Focus: City Centre and Fringe) –which identifies the City Centre as a strategic economic location and focus of employment growth encouraging a variety of high quality accommodation types, sizes and uses to boost investment by local, national and international businesses and supports the provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities within the City Centre to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.

Policy CC7 Mixed Use Development - Identifies the City Centre as presenting the most viable opportunities for mixed-use development, and states that active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a mixed-use development which will create such an environment.

Policy CC9 (Design and Heritage) - States that the design of new buildings will need to be of the highest standard in terms of appearance and function and that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including conservation areas and listed buildings.

Policy CC 10 (A Place for Everyone) – Promotes the City Centre as a location which appeals to a wide range of residents and visitors. There is particular support for uses which increase the diversity of activity in the City Centre, with an emphasis on family-oriented activity; and, High standards of accessibility to buildings and across spaces in the City Centre.

Policy SP1 (Spatial Principles) - Guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It states that all development within the City Centre regeneration area should have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines the following core development principles: Development should:- Make a positive contribution to neighbourhoods of choice including:-

- creating well designed places that enhance or create character;
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment;

- minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- Improve access to jobs, services, education and open space by being located to reduce the need to travel; and
- Provide good access to sustainable transport provision.

Policy DM1 (Development Management) –States that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:-

- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

Policy T2 (Accessible Areas of opportunity and need)- States that the Council will actively manage the pattern of development to ensure that new development is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Universities and Hospitals and the Airport.

The Unitary Development Plan for Manchester – Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

DC10 'Food and Drink Uses' - which supports the provision of developments involving the sale of food or drink within the City Centre provided that they would not have a detrimental impact on the amenity of neighbouring residents.

DC26.1 Development and Noise - which details how the development control process will be used to reduce the impact of noise on people living and working in the City and states that this will include consideration of the impact that development proposals which are likely to be generators of noise will have on amenity.

DC26.5 Development and Noise – which states that the Council will control noise levels by requiring where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

The regeneration of an area inevitably creates a series of periods of transition, where different buildings and spaces offer different opportunities. These may not always reflect their final intended state, but are still an essential part of creating a clear character and

identity for a new area. In this case the proposal represents an opportunity to provide a small scale business use for food in a very much under used location.

The proposed eye catching design would be compatible with their intended purpose within the area an street scene and materials would be robust and have a significant life-span. The location of the structure, adjacent to areas of public realm provides activity and enhances the open space. The installation is considered to be in-keeping with the mixed-grain character of the area and new developments and regeneration initiatives that have taken place in recent years whilst also having a distinct aesthetic to make then more of a visible landmark. In view of the above the use is consistent with current adopted planning policies.

The facilities would increase footfall around the areas where they would be located which would enhance the areas vibrancy and increase footfall to this part of the city.

The NPPF encourages Local Planning Authorities to take a positive approach to the growth of commercial centres and allow a range of uses to encourage the vitality and viability of centres. The Local Plan supports this approach and indicates that mixed uses are suitable in this location.

It is our view that this is in fact an appropriate location for a small commercial use such as that proposed here. The proposal would result in a small scale use which would result in a more active street scene and increased footfall. The proposal would help to encourage some activity and footfall and enhance security an safety in this area.

With reference to noise, vibration, odour, light, dust, other pollution or nuisance, privacy / overlooking, and the relationship between buildings. No significant amenity concerns arise from the proposal. Limited opening hours and submission of a scheme for control of cooking odours and noise is considered unnecessary and unreasonable, on account of the location of the premises.

Policy requires that road safety and the safe and efficient and convenient movement of all highway users is not prejudiced and that appropriate provision is made for off street servicing and parking in accordance with the Council's adopted standards. Parking provision is available nearby an the majority of users for the site will be attending on foot or bicycle. The location and availability of parking and sustainable modes of transport guards against any significant highway impacts.

The development represents a clear social objective as it will positively contribute to the health, security and safety of users of the area. It creates an attractive and active use. Additionally, the proposal will bring income into the local economy. The NPPF relates to achieving Well-designed Places which states that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities" As highlighted from the supplied elevations and proposed plans, the proposal will not have any significant impact on streetscape character or surrounding amenity.

The National Planning Policy Framework (NPPF) has a general presumption in favour of sustainable development. Paragraph 11 of the NPPF confirms that there is a presumption in favour of sustainable development and that development that accords with the development plan should be approved unless material considerations indicate otherwise.

Para 11 of the NPPF (and footnote 8) also advises that where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless there are specific policies in the NPPF that indicate that development should be restricted. This applies to a variety of designations, including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding. Paragraph 81 of the NPPF states that planning decisions should help create the conditions in which businesses can invest, expand and adapt. The NPPF also states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Paragraph 82-83 states that decisions should recognise and address the specific locational requirements of different sectors.

Conclusion:

Following a review of the proposals applicable policy and material considerations it is of our professional view that the development is in compliance with all applicable policies as previously illustrated. The development will bring significant benefits to the character and appearance of the area. The use will result in a minimal impact on the surrounding environment. The development encourages footfall in the locality and generates an attractive and active frontage.

We see no reason for the Council to refuse our request for planning approval and kindly request for a timely decision to be made in line with applicable guidance of the NPPF. Should any further information be requested to assist in the council's assessment of the proposal, please do not hesitate to contact me directly.

Thank you,

Kind regards,

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