



Paul Butler Associates

Planning, Development & Heritage Consultants

07 August 2024

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO Maximillian Gibson

Our ref: 23.1898

Dear Mrs Roscoe,

40 Chorlton Street Manchester M1 3HW

Application for Removal/Variation of conditions attached to Planning Permission 137851/JO/2023

On behalf of our client, Hanover Square Hospitality Group Ltd, please find enclosed an application for the variation of a condition attached to planning permission 137851/JO/2023 under Section 73 of the Town and Country Planning Act 1990.

The application proposes to vary condition 5 (Secured by Design) attached to permission 137851/JO/2023. The application seeks to remove the requirement for the commercial unit to achieve secure by design accreditation.

Application Background

MAYA is the restaurant / bar which occupies the ground floor and lower levels of 40 Chorlton Street. MAYA began operating from the site in April this year, and since then has made a positive contribution to the city's economy, as well as delivering benefits from bringing vacant floorspace back into an active use on a highly prominent location on Canal Street. All conditions attached to 137851/JO/2023 have been discharged with the exception of condition 5 (Secured by Design), which has been part discharged in relation to the aparthotel use on the upper floors (please refer to CDN/21/0648) but not for the commercial phase relating to the restaurant / bar at the ground floor and basement.

Greater Manchester Police Secured by Design have reviewed details of the security measures implemented within the commercial unit and have confirmed that a SbD certificate cannot be issued. The key recommendations within the Crime Impact Statement (CIS), are summarised below, along with justification where these have not been implemented:

1. Doors: SBD certified ironmongery has been installed to the new door. Details are enclosed. **The doors are bespoke therefore security certificates are not available.**
2. Windows: **ornate grilles or wrought iron bars not deemed appropriate due to impact on the character of the building (which is a non-designated heritage asset), or on the character of the Conservation Area (designated heritage asset).**
3. Glazing: **toughened glass instead of laminated glass has been installed. This has been deemed suitable for the purposes of building insurance.**
4. Alarm: alarm system has been installed. Details are enclosed.
5. Lighting: dusk till dawn lighting to be installed to all external doors. Lighting has been installed to the Canal Street door and Richmond Street service doors, **but not the main entrance door on Chorlton Street. Additional lighting is not deemed necessary here given there is existing lighting for the 'Leven' entrance and further fittings would result in additional clutter to the facade. The entrance door is not set back and therefore does not create any concealed spaces, whilst there is also existing street lighting.**
6. CCTV: a CCTV system is in place. Details are enclosed.

In light of the above, this application seeks to regularise the non-compliance with condition 5 by amending the wording as follows:

5) The development shall be carried out and retained in accordance with details approved under app. ref. CDN/19/0131 (Supporting Information CONDITION 5 DES MEASURES CRIME IMPACT STATEMENT received by the City Council, as Local Planning Authority, 18/02/2019) and under app. ref. CDN/21/0648 (Supporting Information CCTV SPECIFICATION; Supporting Information DRAWINGS AND SPECIFICATIONS; Supporting Information SPECIFICATIONS AND DRAWINGS; Drawing - Proposed X9 PLANS RE CCTV received by the City Council, as Local Planning Authority, on 03/09/2021) ; AND, details of the Commercial Unit Security Measures received by the Council on 7th August 2024.

Supporting Information

The following information has been submitted in support of this application:

- Application Forms and Ownership Certificates
- Application Covering Letter
- Crime Impact Statement dated 26.05.2027
- Security details:
 - Ground Floor I.T. A.V Layout Layout F2-MAYA-MAN-G-01 3
 - Lower Ground Floor I.T. & Security Layout F2-MAYA-LG-002 3
 - Basement Pump Room I.T. Security Layout F2-MA-A-BP-04 3
 - Euro Profile BS Cylinder and Turn Deadlock
 - Joinery Seals and Glazing Product Sheet: Exitex
 - Window locking system product sheet: Maco Silver Range Ebt Rail Espagnolette Bolt & Egress Friction Hinge - Side Hung

We trust that this information is sufficient to enable the validation of this planning application and we look forward to working with you in progressing the application through to determination.

Yours sincerely

A handwritten signature in black ink that reads "Lynsay Ewart". The script is cursive and fluid, with the first name "Lynsay" and the surname "Ewart" clearly distinguishable.

Lynsay Ewart BSc (Hons), MSc, MRTPI
Principal Planner