

DESIGN AND ACCESS STATEMENT

PREMIER WINTER WONDERLAND EVENTS LIMITED

Exchange Square, Manchester, M3 1BD

Application: Temporary erection of a beach club, bar, small food units and seating as a summer event, for a period of time not to be before 30 May 2024 and not to extend beyond 31 August 2024 for a period of 1 year



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REF: REA224/10

1. Design and Access Statement

1.1 This Design and Access Statement has been prepared in support of the above planning application for the erection of a bar, small food units and seating as a summer event at Exchange Square, Manchester, M3 1BD ("the Site").

2. Relevant planning policy

2.1 Full details of the relevant planning policy are described in the accompanying planning statement prepared by Blandy & Blandy LLP.

3. Site and Surroundings

3.1 Exchange Square ("the Site") is located in Manchester City Centre to the West of the Exchange Square tram stop. The Site is within the City Centre Primary Shopping Area and is surrounded by major shopping venues such as the Corn Exchange and the Manchester Arndale. The Site itself is a pedestrian civic square and ad-hoc event space.

4. Landscaping

4.1 The Site is roughly triangular and is bound on one side by the tram line, another by Selfridges and the road also named Exchange Square. The Site is paved and to the North-West of the Site, there is a set of long ramps with seating. There are no trees or hedgerows within the Site. The structures will only be placed on the paved, flat area.

5. Layout and Design

5.1 The main structure on the Site will be the bar which is the central focus of the Beach Club. There will be a number of seating areas, both luxury and standard as well as drift wood lodges. There will be 4 food units that will be individual traders providing food and drink outlets.

5.2 Further details of the layout and design are described in the accompanying planning statement prepared by Blandy & Blandy LLP.

6. Transport Assessment

6.1 The Site is situated within the City Centre in the Primary Shopping Area. The Site has access to various transport facilities including regular trams and buses, and train services from the nearby Manchester Victoria Station.

6.2 The Applicant does not anticipate that the use of the Site for the Event would substantially impact traffic movements as the transport infrastructure is already in place to support the traffic movements and transport needs.

6.3 For further information on transport and traffic movements please see the accompanying planning statement.

7. Access

7.1 The facilities at the Site are well-established and all pedestrian access ways to, from and around the Site will be accessible throughout the Event.

8. External Lighting Details

8.1 To enable the Event to run safely the Applicant will arrange for external lighting for the bar and seating areas. The Event will operate from 11am to 11pm and therefore any negative effects of lighting will be negligible.

9. Flood Risk Management

9.1 The Site is situated entirely in Flood Zone 1, including all entrances and exits to the Site. The underlying surface of the Site is paved, and there are raised wooden decking walkways for access and movement around the Site. There are no excavation works associated with the application. It is not considered that the Event causes or contributes to any increased flood risk.

10. SUDS details

10.1 The application is for a temporary operational development only and therefore it is envisaged that there will be no need to alter the existing drainage on site.

11. Utilities Statement

11.1 The Applicant will be providing additional waste bins on site during the Event. Waste will be picked up throughout the day and taken to the designated waste site for collection. Litter will be cleared nightly. Billy Williams will be responsible for emptying these bins.

11.2 Male and female toilets will be provided and cleaned regularly throughout the day.

11.3 Further details can be found in the accompanying Event Safety Management Plan.

12. Noise

12.1 Full details of potential noise impacts can be found in the accompanying planning statement and Event Safety Management Plan. The Site has been granted Premises Licence Number 052785.