

PROPOSED ROOF TOP RESTAURANT AND BAR

THE POINT

173-175 CHEETHAM HILL ROAD

MANCHESTER

M8 8LG

PLANNING STATEMENT

On behalf of Mr Khaled Hasan

July 2024

1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared to accompany the planning application for the change of use of the existing roof terrace at The Point, 173-175 Cheetham Hill Road, Manchester M8 8LG from its current amenity space use to a roof top restaurant and bar.
- 1.2 The Planning Statement has been prepared to address additional planning considerations raised by the Council during pre-application inquiries, specifically their requirement for a Management Strategy to advise on how the premises will be accessed and security arrangements; and a Transport Statement to address parking and servicing arrangements.

2.0 MANAGEMENT STRATEGY

- 2.1 The building currently benefits from 2 lifts (Lift A and Lift B) and 2 staircases (Stairwell 1 and Stairwell 2) serving each floor and the roof terrace. Lift A and Stairwell 1 are accessed via the Reception area (which has security at all time the premises are open), with Lift B and Stairwell 2 being used by the tenants on the first and second floors for internal circulation only.
- 2.2 The proposal is that the existing tenants who occupy units on the first and second floors will use Lift A and Stairwell 1 with the proposed restaurant and bar having exclusive use of Lift B and Stairwell 2.
- 2.3 Stairwell 2 will still operate as an alternative means of escape staircase for the occupants of the first and second floors, however the doors leading from same onto that staircase will be fitted with signage / alarms that will activate if those occupants use them.
- 2.4 Those same doors will be fitted with key / code operated locks on the stairwell side to ensure that any customers using Stairwell 2 will not be able to access the first and second floors of the building.
- 2.5 Lift B will be a dedicated lift that takes customers from the ground floor to the roof terrace only. The lift car will be fitted with key only operation to access the first and second floors to maintain security to same.
- 2.6 Customers for the restaurant / bar will enter the building via the new dedicated entrance located in the ground floor unit on the South East corner of the building.
- 2.7 Upon entering the new Reception Area the customers will be greeted by a host who will escort them to the lift / stairs to give access to the roof terrace.
- 2.8 SIA licensed security staff will also be present within the premises.
- 2.9 The new reception area / Lift B, Stairwell 2 and all other licensed areas, together with the car park areas and adjacent internal circulation routes will all be covered by a monitored CCTV system.
- 2.10 Customers will not be allowed to loiter outside the premises. Customers who are waiting for taxis etc. will be able to wait for same within the dedicated Reception Area.

- 2.11 It is proposed that the restaurant / bar will operate 7 days a week from 12.00 noon till 04.00 am subject to obtaining the required Premises License.

3.0 TRANSPORT STATEMENT

- 3.1 The Point has 34 private vehicle parking spaces within the site.
- 3.2 These are for use by all tenants and their visitors on a first come first served basis.
- 3.3 The offices are generally occupied throughout the day Monday to Friday, closing around 19.00.
- 3.4 Whilst there will be some overlap in opening hours between the proposed restaurant and bar and the office tenants it is anticipated that the vast majority of customers who may arrive by private car will attend in the evenings during the week and throughout the day at weekends when the offices are closed / quiet.
- 3.5 In addition Bent Street (to the West of the application site) has unrestricted parking and from inspection at several different times of the day it is noted that a significant number of spaces are available should they be required (the character of the area has changed significantly over the preceding few years and where once on street parking spaces were difficult to obtain the situation is now very different with the decline in business activity in the immediate area).
- 3.6 The site would be defined as being in a sustainable location having good access to multimodal with bus stops immediately adjacent to same on Cheetham Hill Road and within walking distance of other attractions such as the nearby Manchester Fort Retail Park.
- 3.7 The proposed use will require daily deliveries of fresh food and these will be scheduled to arrive before the offices open for business. These delivery vehicles will park in the private car park adjacent to the South West corner of the building and goods will be transported to the roof terrace using lift B.
- 3.8 The proposed use will require weekly deliveries of beverages. These deliveries will follow the same procedure as outlined in 3.7.
- 3.9 The waste / recycling streams generated by the proposed use will be stored in existing gated enclosure (please see site plan drawing ref 18-24/07). The licensed refuse / recycling contractors will collect and return the bins to this location on Sunday, Tuesday and Friday mornings before the offices are open.