



Paul Butler Associates

Planning, Development & Heritage Consultants

14 August 2023

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

FAO Maximillian Gibson

23.1898/02

Dear Mrs Roscoe,

40 Chorlton Street Manchester M1 3HW

Application for Removal/Variation of conditions attached to Planning Permission 120392/FO/2018

On behalf of our client, Hanover Square Hospitality Group Ltd, we are pleased to submit an application for the variation of conditions attached to planning permission 120392/FO/2018 under Section 73 of the Town and Country Planning Act 1990.

The application proposes to vary condition 2 (approved plans) attached to permission 120392/FO/2018. The description of development is:

"Variation to condition 2 (approved plans) attached to planning permission 120392/FO/2018 to enable external alterations and provision of plant associated with the consented restaurant / bar use at ground and basement level".

Application Background

Planning permission 120392/FO/2018 was granted on 22 August 2018 and gave consent for *"Change of Use to apart-hotel providing 41-beds (Use Class C1) with a restaurant/bar use at ground and basement floor (Class A3/A4), with a one storey plus mezzanine extension at roof level, external alterations and the provision of a substation, and associated works to allow the building to be converted"*.

This permission has been implemented and is therefore extant. The aparthotel is currently in use and operating as 'Leven'. The restaurant/bar use at the basement and ground floor has not yet been implemented, however an operator is now on board with the unit soon to open as 'Maya Brasserie'. Now that an operator is on board, it has come to light that additional external alterations will be required at ground floor to accommodate the restaurant / bar use. The proposals therefore involve revisions to the drawings consented under application 120392/FO/2018.

The Proposals

The proposed amendments relate to installation of new windows and doors to the existing openings on the Canal Street, Richmond Street and Chorlton Street elevations, alterations to the existing ground floor openings to the Canal Street and Chorlton Street elevations, and installation of louvre panels to the Richmond Street elevation.

Please refer to the submitted drawings for a full description of the proposals.

Planning Policy

National Planning Policy Framework (NPPF)

Originally published on 27 March 2012, and most recently revised on 20 July 2021, the National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The document states that the purpose of the planning system is to contribute to the achievement of sustainable development.

The NPPF states that pursuing sustainable development involves seeking well-designed, beautiful places, and protecting the built and historic environment (paragraph 9). Developments should establish a strong sense of place using streetscapes and buildings to create attractive, welcoming and distinctive places to live, work and visit; and should respond to local character and history (Section 12).

The Development Plan for Manchester

The Core Strategy Development Plan Document (July 2012)

The Core Strategy, adopted in July 2012, is the key Development Plan Document against which proposals should be judged. Core Strategy objectives and policies that have been considered as part of this project include:

- **Policy CC 1 'Primary Economic Development Focus'** which seeks to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.
- **Policy CC 4 'Visitors - Tourism, Culture and Leisure'** states that the City Centre will be the focus for culture and leisure; and, promotes development which improves facilities for visitors and residents.
- **Policy CC 9 'Design and Heritage'** states that development in the City Centre should preserve or enhance heritage assets, including conservation areas.
- **Policy CC 10 'A Place for Everyone'** promotes developments which increase the diversity of activity in the City Centre.
- **Policy EN 1 'Design Principles and Strategic Character Areas'**. With regards to development within the City Centre, developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.

- **Policy EN 3 'Heritage'** sets out that new developments must be designed so as to preserve / enhance the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance including conservation areas.
- **Policy DM 1 'Development Management'** sets out various issues that development should have regard to, including: appropriate siting, scale, materials and detail; and impact on the surrounding areas.

Saved Policies of the Unitary Development Plan for Manchester (July 1995)

The Unitary Development Plan (UDP) was superseded by the Core Strategy. However, a number of UDP policies have been 'saved'.

Policy DC14 'Shop Fronts and Related Signs' of the Plan seeks to ensure that the frontages and signage of commercial premises are in keeping with the character of the building and the surrounding area. Policy DC18.1 'Conservation Areas' seeks to protect, preserve and enhance the character of the city's conservation areas.

Planning Appraisal

Principle of Development

The proposed alterations are required to facilitate the consented use of the ground floor and basement as restaurant / bar (Class E, formerly A3/A4). Permission 120392/FO/2018 granted approval for a number of alterations at ground floor including the installation of aluminium curtain walling, and PPC coated louvres. Permission 120392/FO/2018 has therefore established the principle of alterations at ground floor level, including the provision of louvres.

An extraction statement has been submitted as part of the application to confirm the proposed method of extraction. The kitchen extraction will be a recirculation system, and therefore there will be no discharge of fumes / odours to the external of the building. On this basis no further details relating to fume dispersal or odour abatement are required.

Design and Heritage

The existing window and door openings are boarded up / covered with vinyl advertising associated with the aparthotel use. The proposed alterations are considered to be visually appropriate, and will not result in any incongruous additions to the building or streetscene. The proposed window arrangement will tie in with the windows installed to the upper levels of the building (serving the aparthotel), which will provide consistency across the building.

Louvres are proposed to the Richmond Street elevation, which is considered acceptable as this section of Richmond Street is very much characterised as a service street, and defined by back of house infrastructure. On neighbouring buildings there are air conditioning units, louvres, refuse storage, and a fire escape. The Richmond Street elevation is not the principal elevation of the building. It is also noted that permission 120392/FO/2018 consented the provision of a substation with louvred panels onto Canal Street, which is much more visible elevation.

A Heritage Addendum has been submitted in support of this application, and provides a full appraisal of the heritage impact of the proposals. The Heritage Addendum concludes that the proposals will result in a minor positive impact on the heritage significant of the application building and the Whitworth Street Conservation Area.

Acoustic Considerations

An Acoustic Assessment undertaken by ACA Acoustics has been submitted to assess the impact of the proposed new plant associated with the heating and ventilation. The kitchen extract and supply system will be a re-circulating system, with no atmospheric ductwork. This report concludes that the proposed new mechanical services equipment will not be detrimental to the amenity of nearby residential occupants

Summary

The proposed scheme is in accordance with multi-level planning policy, and there are no material reasons which should prevent the approval of this application.

Notwithstanding compliance with relevant planning policy, the proposals will also deliver a series of positive planning and regeneration benefits. It will:

- Bring the currently vacant ground floor level of the building into active use.
- Involve the removal of coverings to the existing ground floor openings, thereby creating interaction at street level and assisting in animating this prominent corner plot location.
- Involve alterations that are in keeping with the character of the host building, and sympathetic to the character and appearance of its Conservation Area setting.
- Involve the use of high quality materials which reflect those used in the refurbishment of the upper floors as part of the aparthotel conversion, thereby providing continuity across the building.

Application Documents

The following information submitted, and is to supersede the relevant documents where noted.

Revised Drawings for Approval	Drawings to be Superseded
Canal Street elevation EXTERNAL ELEVATIONS PAGE 3 OF 3 ES_3_	Proposed Elevation Canal Street (Colour) (dwg ref. 00210 Rev A);
Richmond Street elevation EXTERNAL ELEVATIONS PAGE 2 OF 3 ES_3_	Proposed Elevation Richmond Street (Colour) (dwg ref. 00212 Rev A); and
Chorlton Street elevation. EXTERNAL ELEVATIONS PAGE 1 OF 3 ES_3_	Proposed Elevation Chorlton Street (Colour)(dwg ref. 00211);

The following additional information is also submitted for approval as part of this application:

- Heritage Addendum (prepared by Paul Butler Associates)
- Schedule of Materials (prepped by Ziad Alonaizy)
- Acoustic Assessment of Proposed New Mechanical Services Equipment (prepared by ACA Acoustics)
- MEP Services Design Specification – Issue 01 – 27-06-23
- Halton Recirculating Extract Unit Brochure
- Extraction Drawings:
 - Lower Basement Level Hvac Mechanical Services Layout Dwg M_01
 - Mezzanine Basement Level Hvac Mechanical Services Layout Dwg M_02
 - Lower Ground Level Hvac Mechanical Services Layout Dwg M_03
 - Upper Ground Level Hvac Mechanical Services Layout Dwg M_04

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

Yours sincerely



Lynsay Ewart BSc (Hons) MSc MRTPI
Principal Planner