



Paul Butler Associates

Planning, Development & Heritage Consultants

Change of use to mixed use bar / café (sui generis) with associated external alterations

1 Salmon Street and 44 Shudehill,
Manchester, M4 4AA

Planning and Heritage Statement

November 2023

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ

t. 0161 835 3530 | e. pba@paulbutlerassociates.co.uk | w. www.paulbutlerassociates.co.uk

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	Name and Qualifications	Position	Date
Prepared by:	Ralph Taylor BSc MPLAN MRTPI	Associate Director	28.11.2023
Checked by:	Tom Flanagan MTCP MRTPI	Director	28.11.2023
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1. Introduction

- 1.1 This Planning and Heritage Statement has been prepared by Paul Butler Associates on behalf of Salmon Street Ltd. It forms part of a planning application for a proposed development at 1 Salmon Street and 44 Shudehill, Manchester, M4 4AA. The description of development is 'Change of use to mixed use bar / café (sui generis) with associated external alterations'.
- 1.2 The application building is currently vacant and has been for a number of years. The application proposal will enable the building to be brought back into active use and make a positive contribution to Salmon Street and Shudehill. The proposal will see the premises operated during the day-time and into the evening and will add to the independent leisure offer within the Northern Quarter. In addition to a series of external repairs / maintenance to the building, the scheme will also provide physical enhancements including enhancements to shopfronts and windows which respect the character of the building and its conservation area location.

Structure of the Statement

- 1.3 In order to provide a clear understanding of the proposed scheme and its relationship with the surrounding area, this statement includes:
- A description of the application site and surrounding area;
 - A review of the application site's planning history;
 - An overview of the proposal;
 - A review of the relevant national and local planning policy guidance; and,
 - An appraisal of the proposal against its planning policy context.

Supporting Information

- 1.4 The application is supported by a series of architectural drawings prepared by Building Design Services and the following information:
- Planning and Heritage Statement prepared by Paul Butler Associates (This document);

- Waste Management Strategy Pro-forma;
- Crime Impact Statement prepared by Greater Manchester Police Design for Security;
- Noise Impact Assessment prepared by Hepworth Acoustics; and,
- Ventilation and Extraction information prepared by Swan Projects.

2. The Application Site and Surrounding Area

- 2.1 The application site contains a part 3 / part 4 storey (plus basement) building which has frontage to Salmon Street and Shudehill. The site address is 1 Salmon Street and 44 Shudehill, Manchester, M4 4AA.
- 2.2 The building has been vacant for a number of years and is in a poor state of repair. The frontage onto Salmon Street is three storeys and has a mix of contemporary timber doors and UPVC windows, with an external roller shutter. The elevation is brick on the ground floor with painted render on the upper floors. The Shudehill elevation comprises a timber shopfront with metal roller shutters to the ground floor and the upper floors comprise red brick. The windows on the upper floors are a mix of timber and UPVC. The building has two pitched slate roofs and a central lightwell.



Figure 1: Aerial view with the application building outlined in red.



Figure 2: View of 44 Shudehill from Shudehill.



Figure 3: View of 1 Salmon Street from Salmon Street.

- 2.3 The site lies within the Northern Quarter area of the City Centre which is characterised by a broad mix of uses. Food and drink uses are particularly established within the Northern Quarter and have been successful in bringing activity and vibrancy to the area and providing vacant buildings with active uses.
- 2.4 The site lies within the Smithfield Conservation Area. The building is not nationally listed. Despite this the building contributes to the character and appearance of the conservation area, forming part of the street wall to Salmon Street and Shudehill. The Hare and Hounds Public House, located immediately to the east of the site, is Grade II listed. To the south of the site is the Former Wholesale Fish Market, which has been redeveloped for housing, and is also Grade II listed.

3. Planning History

3.1 Planning history research using the Council's planning application database identified a number of planning applications associated with the site. These are set out in the table below for reference:

Planning Reference	Location (as per MCC database)	Description of development	Decision	Decision Issued Date
133520/JO/2022	1 Salmon Street Manchester M4 1AJ	S73 amendment to application ref 123983/FO/2019 to amend condition 2 (Personal Permission names) and 3 (approved dwgs (layout))	Approved	25 May 2022
123983/FO/2019	1 Salmon Street Manchester M4 1AA	Proposed change of use of ground floor unit and upper floors unit to mixed use Café and Drinking Establishment with only cold food provision on all floors (Sui Generis Use Class), including associated external roof plant and acoustic air vents	Approved	12 March 2020
096047/FU/2011/C2	1 Salmon Street (rear Of 44 Shudehill) Ancoats Manchester M4 4AA	Change of use of ground floor from Class A1 Shop to premises for playing of table and role playing games, and promotion of and sale and display of associated products (Sui Generis) use.	Approved	07 July 2011

3.2 Application 123983/FO/2019 is of relevance to the proposal. This application was approved in March 2020 and granted planning permission for a mixed use café and drinking establishment. This application excluded the 44 Shudehill frontage and basement of the building which are covered in the current planning application. Although this planning permission was not implemented and expired on 12 March 2023, it establishes the principle of a mixed use café and drinking establishment use and was judged against policies of the adopted Core Strategy.

4. The Proposal

- 4.1 The application proposal is for 'Change of use to mixed use bar / café (sui generis) with associated external alterations'.
- 4.2 Internally the application premises will be fit out as a bar / café as shown by the application drawings. The premises will have frontage to both Shudehill and Salmon Street. The ground floor will feature a bar/café servery at the Shudehill side of the building and seating. The Shudehill access will have a ramped entrance allowing for access by wheelchair users (this is achieved by repositioning the entrance door and removing the recess). A disabled WC will be provided as well as space under a staircase for the storage of two staff bikes. The basement level will accommodate the commercial kitchen, associated storage, and a waste store. The commercial kitchen will have an extract installed which will have a vertical riser up through the building and exiting at roof level. The first floor will have a bar servery, seating for 44 covers, and a further waste store. A lounge seating area and unisex toilets are provided on the second floor of the building. The third floor will comprise a staff room, staff WC and office.
- 4.3 Externally the following works will be undertaken:
- Refurbishment and adaption of the Shudehill shopfront. This will incorporate existing features that are present beneath the existing shopfront, including decorative timber moulding. New doubled glazed timber framed windows and doors will be installed, with the windows having a sliding serving hatch. The existing oversized fascia and roller shutter housing will be removed and a new internal chain link shutter will be installed to provide security. The entrance door will be set flush to the edge of the building which is required to facilitate ramped access.
 - To the Shudehill frontage new timber framed sash windows will be installed to the first and second floor windows, with a timber casement window installed at third floor. All windows will have appropriate acoustic glazing installed.

- To the Salmon Street frontage a glazed aluminium bifold door will be installed with an internal chain link roller shutter. A signage area will be provided above the doors with details TBC.
- New timber framed sash windows will be installed to the first floor and timber framed casement windows installed to the second floor. All windows will have appropriate acoustic glazing installed.

4.4 The proposed trading hours for the premises are as follows: 10:00 - 03:00 with an additional 30 minutes at the end of trading within which patrons will vacate the premises. These hours reflect those of other licensed premises within the surrounding area.

Operating Schedule, Dispersal Procedure and Smoking Strategy

4.5 The proposed uses will be managed in accordance with an operating schedule, dispersal procedure and smoking strategy which is described below:

Operating Schedule

4.6 The operating schedule demonstrates the scheme's compliance with the Council's licensing objectives, namely: the prevention of crime and disorder; public safety; the prevention of public nuisance; and, the protection of children from harm.

Prevention of Crime and Disorder

4.7 A management policy will be instigated to ensure a safe and enjoyable environment is created for patrons and reduce any occurrence of antisocial behaviour or adverse impact on amenity.

4.8 The premises will be equipped with an effective and adequate CCTV system with a digital recording facility. The system shall be maintained and operated at the premises. Recorded images will be retained for at least 28 days and will be available to the police upon request.

- 4.9 Any person who appears intoxicated or is behaving in a disorderly manner will not be allowed to enter the venue. Staff will be trained to deal with intoxicated or disorderly customers in an appropriate manner and to recognise any suspicious behaviour.
- 4.10 The management shall seek advice from Greater Manchester Police's City Safe Team. Any person found to be using drugs will be removed from the premises. Any person found dealing drugs will be detained and handed to the police.
- 4.11 Regular toilet checks will be undertaken by staff to ensure no one is conducting criminal activities. The management will ensure that sufficient toilets with an appropriate number of male/female toilets as per British Standards are available. Sufficient lighting levels will be maintained.

Public Safety

- 4.12 The management shall implement staff awareness schemes and training to ensure compliance with health and safety and fire prevention legislation.
- 4.13 The management will ensure fire extinguishers are regularly maintained and inspected.
- 4.14 The management will ensure the development and implementation of evacuation procedures.
- 4.15 All staff will be trained to safely handle emergencies.

Prevention of Public Nuisance

- 4.16 Noise from amplified music shall not be such as to cause noise nuisance to the other occupants of the building or nearby premises.
- 4.17 The recommendations of the accompanying Noise Impact Assessment prepared by Hepworth Acoustics will be adhered to.

Protection of Children from Harm

- 4.18 Staff will be vigilant towards underage drinking. Prominent signage will be displayed about the laws relating to children and alcohol.
- 4.19 The venue will operate a "Challenge 21" policy, with staff trained at six monthly intervals in the law regarding sale of alcohol to underage people. Only photographic driving licences, passports, HM Forces cards, National Identity Cards or identification with the "PASS" hologram will be accepted.
- 4.20 Staff shall be informed that they have a shared responsibility for being satisfied as to the age of customers before alcohol is sold.

Dispersal Procedure

- 4.21 When the cafe/bar closes staff shall advise patrons to leave the premises quickly and quietly. Notices will also be displayed requesting patrons to be quiet and considerate when leaving the premises.
- 4.22 Patrons will not be permitted to take food/drinks out of the venue, with staff removing any bottles or glasses from patrons as they leave. The management will provide patrons with a telephone number of a private hire taxi firm if requested, on the proviso that the taxi firm will operate a ring back system and not create any additional noise either by sounding their horn or leaving their engine running while they wait for customers.
- 4.23 Staff will also be advised to leave the premises in a quiet and considerate manner.

Smoking Strategy

- 4.24 The application site does not include any external areas so no dedicated smoking area is provided. Patrons will however be permitted to smoke outside the premises. The external area will be covered by CCTV and wall-mounted cigarette disposal bins will be provided.

Anyone seen dropping cigarette butts will be asked by staff to pick them up and dispose of them. Signs and staff will also request customers smoking outside the premises to keep noise to a minimum.

5. National and Local Planning Policy Context

5.1 Planning policy guidance of relevance to the proposed scheme, and which provides the context for its assessment, is set out within the following documents:

- The National Planning Policy Framework (NPPF); and,
- The Development Plan for Manchester.

National Planning Policy Framework (NPPF)

5.2 The NPPF sets out the Government's planning policies for England and is a material consideration in the determination of planning applications. A revised NPPF was published July 2018 and last updated September 2023. The document states that the purpose of the planning system is to contribute to the achievement of sustainable development. It seeks to achieve this objective by:

- Setting out that there is a need for the planning system to perform a number of roles, including an economic role, social role and environmental role. The economic objective relates to building a strong, responsive and competitive economy and ensuring that sufficient land of the right types is available in the right places. The social objective seeks to support strong, vibrant and healthy communities. The environmental objective seeks to protect and enhance the natural, built and historic environment and make effective use of land, and minimise waste and pollution (Paragraph 8).
- Requiring that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible (paragraph 47).
- Ensuring that planning decisions help create conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity (Paragraph 81).

- Ensuring that planning policies support the role that town centres play and taking a positive approach to their growth, management and adaption (Paragraph 86).
- Stating that planning decisions should aim to achieve healthy, inclusive and safe places which promote social interaction (Paragraph 92).
- Requiring that planning decisions promote effective use of land including giving substantial weight to the value of using suitable brownfield land within settlements for identified needs, and promoting and supporting the development of under-utilised land and buildings (Paragraph 120).
- Requiring that planning decisions should ensure that developments: will function well and add to the overall quality of the area, not just for the short-term but over the lifetime of the development; are visually attractive as a result of good architecture; are sympathetic to local character and history including the surrounding built environment; maintain a strong sense of place; and, create places that are safe, inclusive and accessible (Paragraph 130).
- Advising that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to the impacts that could arise from the development. In doing so amongst other things, they should mitigate and reduce to a minimum potential adverse impacts resulting from the noise from new development and avoid noise giving rise to significant adverse impact on health and quality of life (Paragraph 185)
- Recognising that heritage assets are an irreplaceable resource and advising that they should be conserved in a matter appropriate to their significance (Paragraph 189).

The Development Plan for Manchester

5.3 The Development Plan for Manchester comprises the following documents:

- The Core Strategy Development Plan Document (July 2012);
- Saved policies of the Unitary Development Plan for Manchester (July 1995);
- Interactive Proposals Map;
- The Guide to Development in Manchester Supplementary Planning Document and Guidance (April 2007); and
- Design for Access 2 (2003).

The Core Strategy Development Plan Document (July 2012)

5.4 The Core Strategy, adopted in July 2012, is the key Development Plan Document against which proposals should be judged. Core Strategy objectives and policies of particular relevance to the proposed scheme include:

- Policy SP 1 'Spatial Principles' which states that the Regional Centre will be the focus for economic and leisure activity; and, that development should enhance/protect the built/natural environment, reuse previously developed land wherever possible and improve access to jobs.
- Policy EC 1 'Employment and Economic Growth in Manchester' aims to improve access to jobs and continue the social, economic and environmental regeneration of the City, whilst seeking efficient use of buildings and minimising detrimental impacts on adjacent uses.
- Policy CC 1 'Primary Economic Development Focus' states that a range of uses, including leisure, will be encouraged in the City Centre, 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 7 'Mixed Use Development' states that active ground floor uses (food and drink/leisure) will be appropriate in locations which have an established public function, or as part of a development which will create such an environment.
- 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 C 1 'Centre Hierarchy' states that development of town centre uses will be prioritised in centres, taking account of the different roles of the City Centre.
- Policy C 10 'Leisure and the Evening Economy' supports evening and night time economy uses which contribute to the city centre's vitality and the creation of a safe, inclusive evening economy and which do not have a detrimental impact on residential amenity in terms of noise, traffic and disturbance.
- Policy T 2 'Accessible area of opportunity and need' seeks to ensure that new development is accessible by walking/cycling/public transport.
- Policy EN 1 'Design Principles and Strategic Character Areas' states that development in Manchester must follow the seven principles of urban design and should have regard to the strategic character area in which the development is located. With regards to development in 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 support the Council in preserving/enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance including conservation areas.

- Policy EN 19 'Waste' states that developers will be required to submit a waste management plan to demonstrate how the waste management needs of the end user will be met.
- Policy DM 1 'Development Management' sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; effects on amenity; accessibility; community safety and crime prevention; and refuse storage and collection.

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

5.5 The Unitary Development Plan (UDP) was superseded by the Core Strategy. However, a number of UDP policies have been 'saved'. Extant policies contained within the UDP which are relevant to the proposed scheme include:

- Policy DC10 'Food and Drink Uses' seeks to ensure that food and drink uses protect the amenity of nearby residents; have safe and convenient arrangements for servicing; ease of access for all; and provide for adequate storage and collection of refuse and litter.
- Policy DC18.1 'Conservation Areas' seeks to protect, preserve and enhance the character of the city's conservation areas.
- Policy DC19.1 'Listed Buildings' states the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.
- Policy DC26 'Development and Noise' aims to minimise the adverse impact of noise on noise-sensitive developments.

Interactive Proposals Map

5.6 The Interactive Proposals Map shows both Core Strategy and Saved UDP Policies which apply in Manchester. This shows that the site is located within the City Centre and the Smithfield Conservation Area.

Guide to Development in Manchester Supplementary Planning Document (2007)

5.7 This document aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development that everyone wants to see in Manchester. The sections of the guide that have been considered in the development of the proposed scheme include:

- Section 1 'Creating a Sense of Place' aims to encourage the creation of places which are welcoming, inclusive, neighbourly, interesting and attractive.
- Section 2 'Design' provides guidance under 7 key principles recognised as being urban design characteristics which together create successful places.
- Section 3 'Accessibility' sets out design principles that will help to achieve accessible development and makes reference to the guidance document 'Design for Access 2' which provides detailed information on design standards.
- Section 4 'Environmental Standards' considers energy efficiency, the use of renewable energy and water and waste management.
- Section 8 'Community Safety and Crime Prevention' promotes a safer environment.

Other Relevant Guidance

Design for Access 2 (2003)

5.8 This document sets out the Council's best practice guidance on inclusive design standards. Design for Access 2 has been produced as a manual for architects, planners, engineers, landscape architects and other designers and sets out the City's aspirations for inclusive development.

5.9 For the reasons given in section 6 below it is considered that the proposal is wholly consistent with the above planning policy guidance.

6. Planning and Heritage Appraisal

6.1 Having regard to the planning policy guidance detailed in section 5, the key material considerations against which the proposed scheme should be considered include:

- Principle of Development
- Heritage and Design Considerations
- Sustainable Development: Economic, Social and Environmental Benefits
- Servicing: Waste Management, Deliveries and parking of Contractor Vehicles
- Ventilation, Kitchen Extract and Air Conditioning
- Access for Disabled People and Compliance with Design for Access 2
- Crime and Safety Issues
- Accessibility and Highway Issues
- Local Amenity

Principle of Development

6.2 The proposed scheme involves the use of floorspace within a vacant building for a mixed use café/bar (sui generis use). The application will allow the building to be brought back into economic use. The premises will have a food and drink offer through the day and into the evening. It will provide activity and frontage to Shudehill and Salmon Street, contributing to footfall on these streets and enhancing the established leisure offer within this part of the Northern Quarter.

6.3 As noted in the planning history section of this Statement part of the application floorspace has previously had planning permission for use as a mixed use café and drinking establishment (planning permission 123983/FO/2019). Whilst this planning permission has now lapsed it was assessed against the policies of the Core Strategy. This previous approval is a material consideration in the determination of the current application. The current application now includes the ground floor frontage to Shudehill as well as the building's basement. Inclusion of these spaces will improve the commercial offer of the premises and

also improve its functionality, thereby contributing to the application proposal being delivered once planning permission has been granted.

- 6.4 Opening hours have been applied for to allow the premises to open during the daytime and into the evening. The evening and night-time economy, including cafes and drinking establishments, have played a key part in the renaissance of the area and have assisted in bringing numerous buildings into active economic use. The application proposal supports the continued success of the area.
- 6.5 In summary the principle of a mixed use bar / cafe in this location is consistent with the provisions of the NPPF and policies SP 1, CC 1, CC 4, CC 7 and C 10 of the Core Strategy.

Heritage and Design Considerations

- 6.6 In addition to the internal fit out and refurbishment the proposed scheme also involves a series of external works to the building.
- 6.7 Refurbishment and adaption of the Shudehill shopfront is proposed. This will incorporate existing features / detailing present beneath the existing shopfront including decorative timber moulding which will be repaired and redecorated as required (see figures 4 - 7 below). New doubled glazed timber framed windows and doors will be installed with the windows having a sliding serving hatch. The existing oversized fascia and roller shutter housing will be removed and a new internal chain link shutter will be installed to provide security. To the Shudehill frontage new timber framed sash windows will be installed to the first and second floor windows, with a timber casement window installed at third floor. All windows will have appropriate acoustic glazing installed. The proposed works to the Shudehill elevation respect the historic character of the property and enhance its appearance.



Figure 4: View of shopfront beneath existing fascia.



Figure 5: View of shopfront beneath existing fascia.



Figure 6: View of shopfront beneath existing fascia.



Figure 7: View of shopfront beneath existing fascia.

- 6.8 To the Salmon Street frontage a glazed aluminium bifold door will be installed with an internal chain link roller shutter. A signage area will be provided above the doors with details TBC. New timber framed sash windows will be installed to the first floor and timber framed casement windows installed to the second floor. All windows will have appropriate acoustic glazing installed. Whilst the works to ground floor will change the appearance of the building it is noted that the existing ground floor door and windows are not historic and their replacement with bifold doors will improve the appearance of the property, whilst also being capable of opening when weather conditions allow to contribute activity / vibrancy to Salmon Street.
- 6.9 A commercial kitchen is proposed at basement level. An internal riser that will travel up to roof level will be installed. This will exit the building on the internal roof pitch located on the Salmon Street side of the building. This arrangement ensures that the extract will not be visible from the public realm whilst ensuring the technical extract requirements can be met.
- 6.10 In addition to the external alterations to the building the scheme will also undertake necessary repairs / maintenance to the building on a like-for-like basis thereby safeguarding the long-term future of the building.
- 6.11 The application proposal will allow the floorspace within a vacant building to be brought back into active use. This will be positive for the application building, the Shudehill and Salmon Street streetscenes, and the Smithfield Conservation Area. The setting of nearby listed buildings, including the Hare and Hounds Public House and the Former Wholesale Fish Market which are both grade II listed, will also be enhanced.
- 6.12 On this basis the application therefore accords with heritage provisions of the NPPF; policies CC 9, EN 3 and DM 1 of the Core Strategy; UDP policies DC18.1 and DC19.1; and, the Guide to Development in Manchester SPD.

Sustainable Development: Economic, Social and Environmental Benefits

- 6.13 The proposed scheme will achieve high sustainability credentials as a result of the economic, social and environmental benefits it will bring.

Economic

- 6.14 The proposed development will bring a number of economic benefits during and post fit-out, particularly in terms of job creation and increased expenditure in the City Centre. As well as the construction and service jobs created in the fit-out of the application floorspace, permanent full-time jobs and part-time jobs will be created directly by the premises including chefs, waiters, bar staff, cleaning and admin roles etc.

Social

- 6.15 The scheme will add to and enhance the food and drink offer in this part of the City Centre. It will provide a new venue for people to socialise, whilst enabling active use of floorspace which will add vitality to the area and minimise the opportunities for anti-social behaviour. The scheme will also bring a vacant building back into active use and will provide active frontage / passive surveillance to Shudehill and Salmon Street.

Environmental

- 6.16 The proposed scheme will have environmental benefits since it involves reusing existing floorspace in active use. Also, the site is easily accessible by various modes of public transport and on foot minimising the use of private cars. As part of the scheme space for two bikes will be provided on the ground floor of the building allowing staff who may travel by bike to safely secure their bike and promoting cycling as a mode of travel.
- 6.17 The sustainability benefits of the scheme are in accordance with the provisions of the NPPF; Core Strategy policies SP 1, EC 1, CC 1, CC 4, C 1, C 10 and DM 1; and, the Guide to Development in Manchester SPD.

Servicing: Waste Management, Deliveries and parking of Contractor Vehicles

- 6.18 A Waste Management Strategy has been prepared in support of the planning application. Refuse and recyclable waste will be stored within dedicated refuse stores located at

basement and first floor levels of the building. Waste collections will take place via Salmon Street and will be undertaken by a private waste contractor who will have direct access to the premises. Waste collection vehicles will temporarily park on Salmon Street during waste collections within the loading bay. It is anticipated that collections will be daily.

6.19 With regards to any waste generated during the fit-out phase, this will be stored internally within the unit and then taken by hand to waiting vehicles. Contractors can park within pay and display bays on nearby streets. Vehicles can park within dedicated loading bay when waste is collected. With regards to deliveries to the café/bar, the aforementioned bays can be used.

6.20 For the reasons outlined above, arrangements regarding waste management; deliveries to the bar/café; and parking arrangements for contractor vehicles are considered to be satisfactory and will be in accordance with policies EN 19 and DM 1 of the Core Strategy.

Ventilation, Kitchen Extract and Air Conditioning

6.21 A new kitchen ventilation/extract system is to be installed to service the new commercial kitchen proposed at basement level. Kitchen extract / plant drawings and technical details / specs. have been submitted as part of the application and demonstrate an internal riser will be provided which will exit the building at roof level. The proposed system and details demonstrate compliance with the DEFRA risk assessment and guidance. The system will ensure that any fumes and vapours associated with the proposed use do not result in amenity impacts for any surrounding uses. For this reason the scheme will be compliant with the provisions of the NPPF and Core Strategy policy DM 1.

Access for Disabled People and Compliance with Design for Access 2

6.22 The standards set within 'Design for Access 2' (DfA2) are intended to be used on buildings/projects where Manchester City Council (MCC) are the lead or the client, or the building is owned by the Council.

- 6.23 As part of the application a level access from the Shudehill entrance will be provided. A ramped entranceway will then lead up to the main ground floor area. A disabled WC will also be provided at this level. The proposed scheme makes acceptable provision for disabled access and therefore complies with Core Strategy policies CC 10 and DM 1; DfA2; and, the provisions of the NPPF.
- 6.24 Due to the limited size of the building and its irregular footprint it is not feasible to install a lift to provide wheelchair access to all floors of the building. Whilst the development does not allow for full disabled access to all floors of the building, all facilities / services are available at ground floor level ensuring wheelchair users are not disadvantaged. Ambulant disabled access to the upper floors of the building will still be possible.

Crime and Safety Issues

- 6.25 A Crime Impact Statement (CIS) has been prepared by Greater Manchester Police (GMP) Design for Security which confirms, subject to recommendations set out at paragraph 3.3 of the report, that the development is acceptable. The applicant is committed to ensuring that the venue is safe, secure and an attractive environment for people to visit and work in and the full range of measures identified in the CIS will be addressed. The premises will be run in a responsible manner in accordance with the comprehensive operating schedule, dispersal procedure and smoking strategy detailed at section 4 of this statement. Measures highlighted within the CIS can be secured through planning conditions if required.

Accessibility and Highway Issues

- 6.26 The site is in a highly accessible location within Manchester City Centre and an area that is well served by various methods of public transport including buses, trains and the Metrolink. The site can be easily accessed on foot, whilst space for the storage of two bikes will be provided for staff within the premises. With regards to car parking, the multi-storey car park on Church Street and at the Arndale Shopping Centre are within walking distance, whilst on street pay and display spaces are also available in the locality.

Local Amenity

- 6.27 The proposal will have a positive impact in terms of amenity by ensuring that the application building can be brought back into use and can add to the diversity of the leisure offer in this part of the City Centre. It will provide activity and natural surveillance to Shudehill and Salmon Street which will help reduce the possibility of crime and anti-social behaviour being committed.
- 6.28 In terms of neighbouring uses it is recognised that bars/cafes can sometimes be associated with the creation of noise which may affect nearby uses. In order to understand and mitigate against any potential impact, a Noise Impact Assessment prepared by Hepworth Acoustics has been submitted as part of the application. The report has measured background noise levels in the vicinity of the site and surrounding noise sensitive properties and has considered internal noise outbreak and plant noise. The report identifies recommendations and confirms that recommended noise levels will be achieved whilst noise levels for mechanical plant are set. The recommendations of the noise report can be secured via planning condition if required.
- 6.29 More generally the proposed bar/cafe will be subject to a detailed operation and management plan which will also help to minimise the potential for any amenity impact associated with the use.
- 6.30 In accordance with policies CC 10, C 10 and DM 1 of the Core Strategy, and UDP policies DC10 and DC26, the scheme will provide a mix of uses that will add to the diversity of daytime/night time activity in the City Centre, whilst ensuring there is no adverse impact on the nearest noise sensitive uses.

7. Conclusion

- 7.1 The proposed development will provide a series of benefits that will have a positive impact on Shudehill and Salmon Street and this part of the Northern Quarter. As has been demonstrated in this Planning and Heritage Statement, the proposal accords with all relevant national and local planning policies, whilst the series of reports that have been commissioned in support of the application confirm that the development will not have an impact on the nearby uses, and will have a positive impact in minimising the potential for crime.
- 7.2 On this basis, the proposed scheme fully accords with national and local planning policy guidance. Paul Butler Associates are pleased to submit this planning application on behalf of Salmon Street Ltd and look forward to working with Manchester City Council in progressing the application through to a positive determination.