plande

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Planning & Heritage Statement

Proposed change of use from Retail with ancillary basement storage (Use Class E) to Drinking Establishment with food provision and ancillary basement storage and no external alterations (Sui Generis).

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1. INTRODUCTION

1.1 This Planning Statement has been prepared to accompany an application for the change of use from a retail unit with ancillary basement storage (Use Class E) to a drinking establishment with food provision and ancillary basement storage and no external alterations (Sui Generis) at 89 Oldham Street, Manchester M4 1LW.

1.2 This statement has been prepared for the exclusive use of the applicant as part of their planning application and in accordance with the agreed scope of the project. The document may not be reproduced in whole or in part, without the prior written consent of Plande. The copyright in this document (including its electronic form) shall remain vested in Plande. Plande will not be liable for the contents or use of this document by any person for any purpose.



Figure 1: Location Plan

1.3 This planning statement seeks to provide an overall summary of the existing site and surroundings; the relevant planning history of the site, and to provide justification for the proposed works, in the context of the local surroundings, in order to support Manchester City Council in the determination of this proposal and demonstrate that the proposed operation comply with the policies of relevance within the Development Plan. The report is structured in the following format:

- Section 2: Site & Surroundings
- Section 3: Planning History
- Section 4: The Proposal
- Section 5: Planning Policy Framework
- Section 6: Scheme Assessment
- Section 7: Impact on Heritage
- Section 8: Conclusion

2. SITE & SURROUNDINGS

2.1 The application site is a three storey mid-terraced mixed-use building located on the west side of Oldham Street. The existing ground floor unit is vacant, having previously been used as a retail unit. The upper floors of the building comprise residential accommodation.

2.2 The site is surrounded by other existing mixed-use buildings that accommodate bars, restaurants, retail, offices and residential units.



Figure 2: Photograph of the front elevation of the application site

2.3 The application site is located in the heart of Manchester City Centre, within the Northern Quarter District. The area is characterised by a rich legacy of historic buildings, a grid-iron street layout and a variety of street widths, from wider thoroughfares such as Oldham Street, to the narrow alleyways found at the rear of the site.

2.4 The application site sits within the Smithfield Conservation Area and abuts the Stevenson Square Conservation Area. The property is not listed.

2.5 The building is of brick construction; however, the Oldham Street elevation is finished with white render with a blockwork appearance. The façade dates from the late 19th / early 20th century, however the ground floor has a modern shopfront window and surround. The property has a slate roof which cannot be seen from street level.

2.6 The application site falls within Flood Zone 1, an area with a low probability of flooding.

PLANNING HISTORY

3.1 The planning history for the site has been researched and a summary of the relevant applications are provided below.

3.2 The applications at 89-95 Oldham Street are as follows:

Application number	Location	Proposal	Decision	Decision Date
126921/FO/2020	89-95 Oldham Street, M4 1LW	Erection of 4 no. individual single storey roof top extensions to and internal reconfiguration of existing mixed use residential building to provide 5 no. new apartments (2 no. 1-bed apartments and 3 no. 2-bed apartments) on upper floors (to make a total of 15 no. apartments in building) together with 2-3 storey extensions to part of rear, elevational alterations, new ground floor shopfronts and associated works	Withdrawn	31 March 2021
116729/FO/2017	89-95 Oldham Street, M4 1LW	Refurbishment and extension of existing mixed-use commercial/residential building to include elevational alterations and new third floor extension to form additional living accommodation	Withdrawn	05 Mar 2018
048470/FO/CITY1/95	89-95 Oldham Street, M4 1LW	Change of use of Solicitors offices to shop units with 10 self-contained flats over	Approved	20 June 1996

4. THE PROPOSAL

4.1 The proposal comprises an application for the change of use from a retail unit with ancillary basement storage (Use Class E) to a drinking establishment with food provision and ancillary basement storage and no external alterations (Sui Generis) at 89 Oldham Street, Manchester M4 1LW.

4.2 The ground floor retail space is currently a disused derelict space. The basement space associated with the unit is a shared space which goes under three adjacent units. The proposal will bring about the positive reuse of this vacant unit and contribute to the vibrancy of the area.

4.3 Internally, the proposal would involve the full refurbishment of the unit to create a cocktail bar. A lobby will be created at the entrance from Oldham Street, leading into a bar with seating areas for customers, along with toilets at the rear of the unit. The existing staircase at the rear of the unit will be retained, which leads down to a fire exit at a mid-level, and then to the basement storage space.

4.4 There will be no elevational alterations as a result of the proposals.

4.5 It is intended that the seating in the venue will limit the capacity of the space, and create a civilised, high-quality atmosphere in this small unit.

4.6 It is anticipated that 7-10 new members of staff will be required, including bar and service staff, door staff and cleaners.

4.7 The food provision will be provided by surrounding restaurants, with customers using a dedicated app on their phones. Food will be cooked and delivered fresh to site and will include pizzas, tacos, fries and subsandwiches. It is anticipated that that food provision will be c. 25 – 35% of turnover. Furthermore, the food provision will usually take place during the daytime (10am to 5pm) and only on weekdays. There will be no food preparation on site, therefore there is no requirement for any additional external ventilation.

ACCESS

4.8 No changes are proposed to the access of the premises.

WASTE

4.9 The rear exit area is already a collective designated bin area. This will be used at the end of the night after the business is closed. Waste is pre bagged into relevant recycling and general waste, and suitably stored in the basement throughout the evening. Collection of waste is on a daily basis, by 'Bags and Bins', as per the waste transfer sheet which accompanies the application.

OPERATIONAL MANAGEMENT

4.10 The applicant already operates other licenced premises on Oldham Street and in the local area and has built up a good reputation over the last 8 years. They are already part of the local community and understand the need for well-run licensed premises and thoughtful and tolerant operating practices.

4.11 A licensing application has been submitted requesting the following trading times:

- 11am opening / start of licensable activities.
- 2am end of alcohol sales / recorded music.
- 2.30 am close and end of late-night refreshment.

4.12 Deliveries will occur during business hours and will enter the building from the rear. It is assumed that the deliveries will be approximately twice per week.

4.13 The proposed trading hours are 11:00 to 02:30 7 days per week however staff will be in the property earlier, for preparation etc.

DISPERSAL POLICY

4.14 The following actions will be taken to allow the safe and effective dispersal of customers from the premise in an orderly manner. This will keep general noise to an acceptable level so as not to unnecessarily disturb dwellings in the immediate area or cause undue annoyance to residents or passers-by.

4.15 Security staff will be on the door at all busy times, and part of their primary job will be to ensure safe and orderly dispersal of all patrons, in a quiet and orderly fashion.

4.16 The security ratio will be in line with the licensing requirements. There will always be adequate door staff on site based on the capacity of the venue.

4.17 Capacity reduction - the last 60 minutes of trading will see a reduction of customers entering the venue, and no customers will be admitted in the last 30 minutes of trading.

4.18 Music / lights - 30 minutes before closure sound levels will be decreased and lighting increased to encourage customers to commence dispersal.

4.19 Throughout the latter part of drinking-up time, customers will be encouraged to drink-up and progress to the exit. Notices will be displayed within the foyer, and door staff will draw the attention of exiting customers to the notices and ask them to be considerate.

4.20 Security staff will ensure the removal of all bottles and glasses from any customer who attempts to leave the venue carrying one.

4.21 Security staff will actively encourage customers not to assemble outside the venue and will direct customers to the nearest taxi ranks or other transportation away from the area.

4.22 External signs and lighting will be switched off 30 minutes before closure.

4.23 Litter collection from outside the premises will start immediately on closure of the premises.

4.24 The smoking area is out the back of the property, to reduce disruption on the street and avoid crowding. Waste bins will be provided to appease the other neighbours.

ACOUSTIC MITGATION

4.25 An Acoustic Report has been undertaken by Nova Acoustics and accompanies this planning application. The report includes recommendations and mitigation measures, including an Action Plan and Noise Management Plan to be developed.

4.26 The proposed plans include a sound lobby to reduce any noise externally. Sound proofing to reduce noise to the neighbours will also be implemented, as discussed in the acoustic report. A reminder to reduce noise outside will be posted at all exits as well.

4.27 It is anticipated that such measures will be included within the conditions attached to any planning approval.

5. PLANNING POLICY FRAMEWORK

DEVELOPMENT PLAN

5.1 In accordance with S.38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, this application should be determined in accordance with the relevant Development Plan policies unless material considerations indicate otherwise. For the purposes of this determination, the Development Plan of relevance comprises:

- The Core Strategy Development Plan Document (July 2012);
- Saved policies of the Unitary Development Plan for Manchester (July 1995); and
- The Guide to Development in Manchester, Supplementary Planning Document and Guidance.

CORE STRATEGY

5.2 The following policies of the Core Strategy are relevant to this application:

5.3 Policy SP1: Spatial Principles states that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living.

5.4 Policy CC1: Primary Economic Development Focus: City Centre and Fringe, encourages the provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities in the City Centre, to support the development of a vibrant employment location attractive to businesses, employees and visitors.

5.5 Policy CC4: Visitors – Tourism, Culture and Leisure, confirms that the City Centre will be the focus for culture and leisure. This policy supports the improvement of facilities for visitors, residents and businesses alike.

5.6 Policy CC7: Mixed Use Development, states that active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function.

5.7 Policy CC9: Design and Heritage, states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

5.8 Policy CC10: A Place for Everyone, states that development which promotes the objective of making the city centre a location that appeals to a wide range of residents and visitors will be supported.

5.9 Policy C1: Centre Hierarchy, states that the City Centre is the focus for comparison retail, commerce, culture, leisure and tourism.

5.10 Policy C10: Leisure and the Evening Economy, confirms that new development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening / night time economy will be permitted, subject to the following consideration:

- Cumulative impact – in areas where there is already a concentration of bars, hot food takeaways and other night time uses which are detrimental to the character or vitality and viability of the centre, there will be a presumption against further facilities.
- Residential Amenity – the proposed use should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance.
- Balance – new uses in Manchester centres should support both the day-time and evening / night time economies.

5.11 Policy T2: Accessible Areas of Opportunity and Need, seeks to ensure that new development is accessible by sustainable modes of transport, including walking, cycling and public transport.

5.12 Policy EN1: Design Principles and Strategic Character Areas, requires all development to follow the seven principles of urban design and should have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly in major radial and orbital road and rail routes. 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.

5.13 Policy EN3: Heritage, states that throughout the City, the council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods including those of the city Centre. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

5.14 Policy EN19: Waste, requires all developers to submit a waste management plan.

5.15 Policy DM1: Development Management, states that all development should have regard to the following:

- Appropriate siting, layout, scale, form, massing, materials and detail
- Impact on the surrounding areas in terms of design, scale, and appearance of the proposed development.
- Effects on amenity, including privacy, light, nose, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new developments by sustainable transport modes.
- Community safety and crime prevention
- Design for health
- Adequacy of internal accommodation and external amenity space
- Refuse storage and collection
- Vehicular access and car parking
- Effects relating to biodiversity, landscape, archaeology or built heritage
- Green infrastructure including open space, both public and private.
- Flood risk and drainage
- Existing or proposed hazardous installations
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques.

SAVED UDP POLICIES

5.16 Policy DC10.1 Food and Drink uses, states that in determining planning applications for developments involving the sale of food and drink for consumption on the premises, the Council will have regard to:

- The general location of the proposed development;
- The effect on the amenity of neighbouring residents;
- The availability of safe and convenient arrangements for car parking and servicing;
- Ease of access for all, including disabled people; and
- The storage and collection of refuse and litter.

5.17 The policy goes on to note that the Council will normally accept the principle of developments of this kind in the City Centre.

5.18 Policy DC18.1Conservation Areas, states that the council will give particularly careful consideration to development proposals within Conservation Areas. Development in Conservation areas must protect, preserve and enhance the character of the area.

5.19 Policy DC26.1 Development and Noise, aims to minimise the impact of noise, both in terms of the effect of new development proposals that are likely to be generators of noise, and the implication of new development being exposed to existing noise sources.

5.20 Policy RC20, Area 10 Oldham Street / /Lever Street / Newton Street confirms that the area is predominantly commercial. The shift in the city centre shopping pattern brought about as a result of the Arndale Centre Development has brought evident loss of trade for retailing on Oldham Street and Tib Street, with the broadly based comparative shopping on Oldham Street more markedly affected than Tib Street's smaller specialist shops. The general assumption here is that some degree of non-retail or quasi-retail uses need to be accepted or even encouraged, particularly on Oldham Street, where the generally larger buildings offer scope for cash and carry / retail warehousing use.

GUIDE TO DEVELOPMENT IN MANCHESTER

5.21 This SPD is all about bringing together the development principles, integrating environmental, economic and social activities. The guide explains on and provides further detail to the policies contained in the Local Plan. The most pertinent sections of the guide to this application are noted below.

5.22 Section 1 Creating a Sense of Place, states that places should be welcoming, inclusive, neighbourly, interesting and attractive. The guide wants to create a sense of place where the identity, character and role of a neighbourhood / street / space is clear, relevant and special.

5.23 Section 2 Design, provides further guidance on what the Council means by a high standard of design, it sets out this guidance under 7 key principles of urban design.

5.24 Section 3 Accessibility – Design for Access 2, states that quality in design terms requires developments to be fully inclusive and accessible.

5.25 Section 8 Community Safety and Crime Prevention, states that applicants must demonstrate how crime prevention measures have been considered in the design of the proposal. Developments should promote informal surveillance of the street.

NATIONAL PLANNING POLICY (NPPF) 2023

5.26 The National Planning Policy Framework (NPPF) was first published in 2012 and updated 2023. The aim of the NPPF is to ensure there is a presumption in favour of sustainable development and that positive planning solutions are found to ensure development is brought forward. The NPPF is a material consideration in planning decisions as outlined in Paragraph 2 of the NPPF and Section 38(6) of the Planning and Compulsory Purchase Act 2004.

5.27 Sustainable development is broadly defined in Paragraph 8 of the NPPF as having three overarching objectives:

a) An economic objective – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
b) A social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
c) An environmental objective – to contribute to protecting and enhancing our natural, built, and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.28 The NPPF sets out Government planning policies for England and how these are expected to be applied. Paragraph 11 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that a presumption in favour of sustainable development is at the heart of the NPPF. For decision taking this means:

- Approving development proposals that accord with the development plan without delay; and

- Where the development plan is absent, silent, or relevant policies are out of date, grant planning permission unless:
    - Any adverse impacts of doing do would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework as a whole; or
    - Specific policies in the framework indicate development should be restricted.

5.29 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way and should work proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area.

5.30 Paragraph 47 states that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

5.31 Paragraph 55 states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.

5.32 Paragraph 81 states that decisions should help create the conditions in which businesses can invest, expand, and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

5.33 Paragraph 92 states that planning policies should aim to achieve healthy, inclusive, and safe places which promote social interaction, are safe and accessible and enable and support healthy lifestyles.

5.34 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 189 states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

5.35 Paragraph 194 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers top submit an appropriate desk-based assessment and, where necessary, a field evaluation.

5.36 Paragraph 195 states Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

5.37 Paragraph 197 states, in determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness

5.38 Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

5.39 Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

5.40 Paragraph 203 states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

5.41 Appendix 2 of the NPPF defines Significance (for heritage policy) as "The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."

5.42 The setting of a heritage asset is defined as "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

5.43 A Conservation Area, designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, is defined as "an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance".

11.1 Section 72, of the Planning (Listed Buildings and Conservation Areas) Act 1990, specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

11.2 As part of any application, local planning authorities are required to assess the particular significance of the heritage asset that may be affected and should take into account, including (NPPF Paragraph 192)

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

11.3 The NPPF defines "significance" as:

"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."

11.4 The NPPF defines "the setting of a heritage asset" as:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

11.5 Paragraph 199 advises "*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).*"

11.6 Paragraph 202 of the NPPF further states that "*where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*"

11.7 Furthermore, Paragraph 203 relates to Non-Designated heritage assets and states *"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

11.8 In relation to assessing substantial harm, the National Planning Practice Guidance (NPPG) advises *"Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting."*

11.9 The NPPG further highlights that *"conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use. In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time."*

6. SCHEME ASSESSMENT

6.1 The following section will consider the compliance of the proposal with the Development Plan policies and material considerations for the change of use at 89 Oldham Street, Manchester M4 1LW. It provides an analysis of the main planning matters related to the principle of the proposed development and a more detailed, policy-orientated assessment of matters.

PRINCIPLE OF PROPOSED DEVELOPMENT

6.2 At Paragraph 7, the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 further states that, at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

6.3 At Paragraph 11, the NPPF sets out a presumption in favour of sustainable development, which requires decision takes to approve applications that accord with the Development Plan without delay.

6.4 Paragraph 81 of the NPPF requires that significant weight be given in the decision-making process on the need to support economic growth and productivity, taking into account the local business needs of the applicant.

6.5 Given the location of the site within the City Centre, the principle of a change of use from retail (Use Class E) to a drinking establishment (Sui Generis) is consistent with policies CC1, C1, and C10 of the Development Plan, therefore it is suggested that the principle of development is acceptable.

IMPACT ON AMENITY

6.6 The proposed development is for a bar which will only include background level music, rather than loud amplified music including live bands. A sound lobby is proposed at the main entrance to reduce the impact that the noise internally would have on nearby residents.

6.7 There will be no food prepared on site and therefore kitchen extraction which may cause noise emissions is not required.

6.8 A Noise Impact Assessment has been undertaken to consider the impact on nearby sensitive receptors. The report makes recommendations and suggests mitigation measures which the Applicant is happy to incorporate. It is anticipated that such measures could be conditioned upon planning approval being granted.

6.9 ### A Crime Impact Statement accompanies the application, which confirms that the development is supported by Greater Manchester Police Design for Security.

6.10 It is suggested that the proposed opening hours are similar to those of other local licensed premises that have been recently granted.

6.11 It is not considered that the proposal would cause any additional effect on the amenity of nearby residential properties within the area, and it is considered the proposed opening hours would accord with policy DM1.

7. IMPACT ON HERITAGE ASSETS

7.1 The site is located within the Smithfield Conservation Area, and adjacent to the Stevenson Square Conservation Area. The site does not contain any listed buildings, the closest listed buildings are at 105 Oldham Street (a Grade II listed former town house) and the Castle Hotel, 66 Oldham Street (Grade II listed public house).

7.2 The small scale and unplanned development present in this area in the eighteenth century was generally accommodation for domestic weavers and other low-rise buildings. In the mid-18th century, land was sold to William Stevenson, and a privately owned track was converted to public use and named Oldham Street. A major residential development scheme was drawn up for the area of three storey town houses, on a grid-iron layout, which included streets of varying widths and a new public space at Stevenson Square. The masterplan was developed in a piecemeal fashion, and the area became largely commercial and industrial buildings which were more profitable.

7.3 With the decline of domestic weaving in the 19th Century, the area developed to accommodate public houses, and textile warehouses and the Norther Quarter began to develop as a commercial and retail district. Oldham Street was home to a number of millinery and clothing shops, and in 1867 it was reported that almost every building was either a shop or a public house. Oldham Street remained a popular shopping street until the opening of the Manchester Arndale Centre in 1975 which changed the focus of retailing in the city centre.

7.4 Following a period of decline after the development of the Arndale, new investment in the area has revived the fortunes of the area, and Oldham Street has begun to thrive with cafes, bars, restaurants, residential and visitor accommodation.

7.5 Oldham Street is characterised by a strong built frontage on either side of the street. Buildings are typically narrow fronted, which creates a strong visual rhythm, and vary in height from three to six storeys. The general condition of buildings is variable, with some vacant buildings in poor condition which has a negative impact on the character and appearance of the conservation area.

7.6 Greens map of 1794 buildings on the site, and Pigot and Son's Directory of 1838 states that the property was occupied by John Howard, chymist (sic), and later listed as a druggist etc. In 1855 Martin Eliz was listed as a tanner and currier at the property. In 1876 the site was occupied by Beckett

Brothers bootmakers, who continued to trade in the property beyond 1916. Kelly's directory of 1926 shows Heaton Vernon Co. tailors at the site. In recent years, Roadkill Records occupied the retail unit, until it was taken over by Rockers, an independent clothing retailer who occupied the property for over a decade until 2018.

7.7 The ground floor unit is currently vacant and detracts from the conservation area. No external changes are proposed to the property; however it is suggested that bringing into use this vacant property will benefit the way in which the public experience the conservation area.

7.8 Although the historical use of the property has been for retail, it is suggested that the proposed use as a drinking establishment is consistent with the area as a whole and is in keeping with the conservation area.

7.9 The scale of the proposals respects the existing scale of the property, and work within the existing fabric of the building with no extensions to the property required. The proposed change of use does not affect the overall appearance, scale or massing of the building or the wider street scene or how various stakeholders will experience the asset.

7.10 No external changes are proposed to the elevations; therefore it is suggested that the proposals will not have a detrimental impact on the Conservation Area or the setting of any listed buildings.

7.11 The proposed works will not materially change the built environment, skyline, silhouette or space. The proposals will also not introduce any material harm to amenity in terms of noise, dust, odour, overshadowing, overbearing or loss of privacy. No changes are being made to the general character, public access, or traffic and the proposals will not result in a fragmentation of ownership of the building but will aim to improve the economic viability of the building.

7.12 It is suggested that the proposals will lead to a less than substantial harm to the significance of a designated heritage asset and should be weighed against the public benefits of the proposal including bringing a vacant unit back into use.

7.13 It is suggested that the proposals are in accordance with the requirements of policies CC9 and EN3.

8. CONCLUSION

8.1 The proposed change of use from a retail unit with ancillary basement storage (Use Class E) to a drinking establishment with food provision and ancillary basement storage and no external alterations (Sui Generis) at 89 Oldham Street, Manchester M4 1LW has been considered in relation to the relevant Development Plan and National Planning Policy Framework.

8.2 It is considered that the proposed change of use would not have a significant impact on neighbouring amenity and would bring a vacant property back into use. The proposals make a valuable contribution to the local economy and the character of the area, adding diversity and vitality as well as enhanced consumer choice, according with aims and aspirations of the Development Plan.

8.3 The historical context of the property has been considered, including the significance of the heritage asset, and it is suggested that the change of use is in keeping with the character of the Conservation Area.

8.4 It is therefore respectfully requested that the change of use application is approved. In the event that Manchester City Council do not agree with this view, the applicant would seek to engage with the authority to secure a solution, in line with the NPPF.