

Unit 15, Barton
Arcade, Deansgate,
Manchester M3 2BB

2023003

Planning Statement

17th July 2023



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Report:	Planning Statement	Job no.	2023003
Client:	RYDE (Manchester) Limited		
Date:	17 July 2023		
Document version	Prepared by	Checked by	Approved by
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1.0 INTRODUCTION

1.1 Application overview

- 1.1.1 This application is submitted by RJP town planners ('RJP') on behalf of RYDE (Manchester) Limited, the lessee of Unit 15, Barton Arcade, Manchester ('the subject site' and 'Unit 15').

Change of use

- 1.1.2 Planning permission is sought to convert basement Unit 15 of Barton Arcade from a vacant, disused space into a new indoor spin bicycle, fitness and yoga studio. Permission is sought on the basis that the unit's former use was a cocktail bar, which fell under use class A4 (drinking establishments) of Town and Country Planning (Use Classes) Order 1987 ('the UCO'). Following the 2020 amendments to the UCO, class A4 was changed to Sui Generis. Planning permission is required to change Sui Generis to E(d) (indoor sport, recreation or fitness) because this change does not benefit from permitted development rights.

Listed building consent

- 1.1.3 The subject site is located within Barton Arcade, a Grade II* building, as well as the St. Ann's Square Conservation Area. Listed building consent is therefore sought concurrently with this application, pursuant to Section 7(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as physical alterations are proposed to the fabric of the unit.

Signage

- 1.1.4 The proposal also involves the erection of a new fixed, unilluminated blade sign displaying the business name, as well as vinyl sticker-like signs also depicting the business name on the existing ground floor windows. Pursuant to the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 ('the advertisement regulations'), with reference to the 2007 "Outdoor advertisements and signs: a guide for advertisers" document, these would fall under Class 5: other advertisements on business premises.
- 1.1.5 Manchester City Council ('MCC') are not known to have any area of special control orders and the single Regulation 7 direction restricting deemed consent only relates to 'to let' signs in select areas.
- 1.1.6 The proposed signage is to be considered under the listed building consent portion of this application, so permission is sought for it under the same Planning (Listed Buildings and Conservation Areas) Act 1990 provisions.

1.2 Pre-application consultation

- 1.2.1 MCC does not offer a formal pre-application service, but advice was sought via email on 10th May 2023 as to the use class status of the subject site and any particular application requirements. A response was received from a Planning Officer on 23rd June 2023 confirming that the MCC consider the current use class as A4 and that planning permission was required for a change of use. This correspondence is included at **Appendix A**.

1.3 Submission documents

1.3.1 This application includes the following supporting documents:

- Application forms and ownership certificates
- Appendix A to this Planning Statement – Copy of pre-application discussions
- Appendix B to this Planning Statement - Policy schedule
- Appendix C to this Planning Statement – Copy of the neighbour consultation letter
- Heritage Statement
- Architectural plans
 - i. 20794-SEV-XX-ZZ-DR-A-01100 – Location Plan, Rev A
 - ii. 20794-SEV-XX-ZZ-DR-A-02001 – Existing Site Photos, Rev B
 - iii. 20794-SEV-XX-ZZ-DR-A-02002 – Existing Site Photos, Rev B
 - iv. 20794-SEV-XX-ZZ-DR-A-02003 – Existing and Demolition Plans, Rev B
 - v. 20794-SEV-XX-ZZ-DR-A-02004 – Proposed Floor Plans, Rev B
 - vi. 20794-SEV-XX-ZZ-DR-A-02005 – Proposed Finishes Plan, Rev B
 - vii. 20794-SEV-XX-ZZ-DR-A-02006 – Proposed Finishes Photos, Rev B
 - viii. 20794-SEV-XX-ZZ-DR-A-03001 – Proposed Sections 1, Rev B
 - ix. 20794-SEV-XX-ZZ-DR-A-03002 – Proposed Sections 2, Rev B
 - x. 20794-SEV-XX-ZZ-DR-A-03003 – External Elevation and Signage, Rev C

1.4 Structure of this report

1.4.1 This planning statement is structured as follows:

- i. Site context
- ii. Proposal description
- iii. Assessment against national and local planning policy
- iv. Conclusion

2.0 SITE CONTEXT

2.1 Site description

- 2.1.1 Barton Arcade is a Grade II*, Victorian era shopping arcade, originally constructed in 1871 and restored in the 1980s. It is located in Manchester city centre, fronting onto Deansgate, approximately 130m south west of Blackfriars Bridge and 600m south of Manchester Victoria station. It is currently occupied by a range of retail and commercial tenancies within its various units. Historic England describes the building as having an “eclectic style”, heavily utilising cast iron and glass, covered by a stone façade. A more detailed overview of the building’s history and architecture is provided in the Heritage Statement which accompanies this application.
- 2.1.2 Unit 15 (also known as No. 13 Barton Arcade) is located to the eastern side of the arcade. It possesses a modest ground level entrance and frontage which faces Barton Square, and the majority of the unit is at the basement level. The basement floor area is approximately 520m² and irregular in shape. At present, it is vacant, and the majority of former cocktail bar fittings having been removed. The space is generally split into five large rooms, with intervening corridors and ancillary alcoves. In addition to the ground floor entrance, there are two doors to the west and north of the basement level which link into Barton Arcade’s wider basement space. A service lift, accessible from Barton Square, also connects the ground floor and basement levels, used by the building owner and other tenants for servicing requirements.
- 2.1.3 A site plan of the subject site relative to the wider Barton Arcade is provided at Figure 1 and photographs of the site’s current state are included at Figures 2 - 4.

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Figure 3 - Main basement interior (RJP, April 2023)

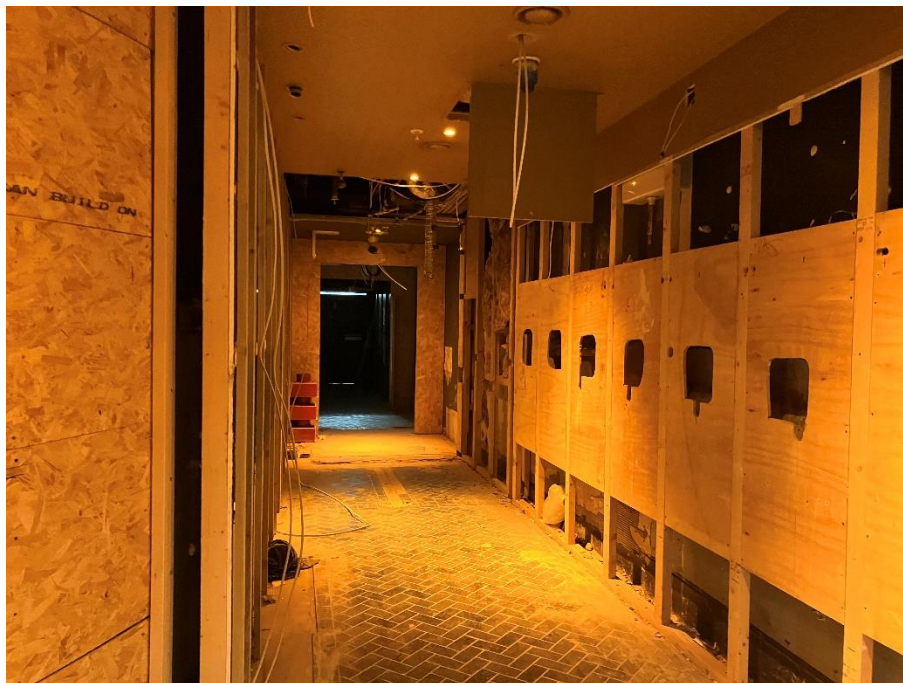


Figure 4 - Basement corridor (RJP, April 2023)

2.2 Surrounding area

- 2.2.1 The wider Barton Arcade contains a mix of commercial tenants, such as cafés, restaurants, clothing stores and a travel agency. It fronts onto Deansgate, which is one of Manchester's City Centre's primary thoroughfares and is characterised by an eclectic mix of retail, commercial, offices and eateries. To the east, Barton Square is a smaller, quieter alley which similarly serves a mix of commercial and office spaces.
- 2.2.2 The subject site is well connected to public transport links. Deansgate is served by the No. 8, 67, 100, X41 and X43 buses, which provide links to Accrington, Bolton, Burnley, Eccles, Farnworth, Prestwich, Rawtenstall, Salford, as well as various other city centre locations. A stop ('NA') is located just outside Barton Arcade's main western entrance. Victoria station is located approximately 650m to the north, which links into both the main rail network and the Metrolink light rail, both of which serve key city centre locations and the suburbs of Greater Manchester.

2.3 Relevant designations

- 2.3.1 Pursuant to the Council's Local Development Framework Area Map, the subject site falls under the following policy designations:
- City Centre
 - City Centre Primary Shopping Area
 - Regional Centre
 - St. Annes Square Conservation Area (1970)
- 2.3.2 Under Historic England records, Barton Arcade is Grade II* listed and is known as "Bartons Building including Barton Arcade" and "1 and 3 Barton Square".

2.3.3 The Environment Agency's records for flood risk indicates the subject site is at "very low risk" (less than 0.1% per annum) for flooding caused by rivers and sea. It is located in Flood Zone 1. For surface water flooding, it is at "medium risk" of between 1% and 3.3% per annum. Flooding caused by groundwater and reservoirs is identified as unlikely.

2.4 Relevant planning history

2.4.1 In 2015, two planning permissions were granted to facilitate the conversion of Unit 15 from a private members club to a public cocktail bar. 109204/LO/2015/C1 was for the internal and external alterations to allow use as a cocktail bar, approved February 2015. Subsequently, 108312/FO/2015/C1 was for a change of use from Sui Generis (private club) to A4 (drinking establishments) approved in September of the same year.

2.4.2 Unit 15 operated as a cocktail bar until around 2020, when listed building consent was sought under 125081/LO/2019 for minor internal alterations and refurbishment works, the installation of restaurant kitchen facilities and replacement signage (of a scale similar to what is currently proposed). This was approved in March 2020. Due to the Covid-19 pandemic, development did not progress beyond the stripping of existing fixtures. The unit has remained vacant since then.

2.4.3 In pre-application correspondence (**Appendix A**), the council confirmed that 125081/LO/2019 did not include a change of use from Use Class A4 to A3. Following the UCO amendments in 2020, A4 has been revoked and now operates as Sui Generis.

3.0 PROPOSAL DESCRIPTION

3.1 Introduction

- 3.1.1 This section describes the proposed works and is supported by supporting architectural plans, which also include additional site photos.

3.2 Change of use

- 3.2.1 For the reasons set out in paragraphs 1.1.2 and 2.4.3 of this report, as well as **Appendix A**, it is proposed to undertake a change of use from Sui Generis to class E(d) of the UCO, as amended.
- 3.2.2 The intended opening hours are 07:00 – 19:00 on weekdays and 09:00 – 12:00 on weekends. Use of the studio is either via membership, or ‘credits’ for individual classes.

3.3 Signage

- 3.3.1 A 0.75m by 0.68m rectangular blade sign is proposed, with a face area of 0.51m² projecting a maximum 1.03m from the main brick face of Barton Arcade’s southeastern elevation. The base of the sign is proposed to be 3.42m from ground level, with the top of the sign at a height of 4.37m. It is unilluminated and depicts the logo of the business, “RYDE”, with an additional stylised “R”. The height of the typeface is between approximately 0.1m and 0.4m high. See Figure 5 for a sample of the design. See architectural plan sheet 20794-SEV-XX-ZZ-DR-A-03003.
- 3.3.2 A similar logo in a vinyl style is proposed on the main glass door. This is also unilluminated, and the maximum height of the typeface is 0.6m. It is accompanied by a much smaller decal below, stating “RYDE”. This smaller logo is repeated on the other two glass panels that make up the frontage.



Figure 5 - Sample of the proposed blade sign (RYDE, April 2023)

3.4 External and internal alterations to a listed building

Ground floor and street elevation

- 3.4.1 Aside from the signage described in paragraphs 3.3.1 and 3.3.2, there is no other change to the ground floor street elevation. The ground floor itself is simply a small threshold with stairs descending to the basement level, which would remain as existing.

Basement level

- 3.4.2 As depicted in the architectural plans, there is no substantial alteration to the general layout of the unit. Sheet BAA-SEV-XX-00-DR-A-02003 of the architectural plans shows the main removals relate to the modern metal stud partitions and mirrored finishes

installed as part of the cocktail bar. The main additions involve new plywood/plasterboard, either over the existing main walls or as partitions to create new defined spaces to fit the proposed use.

- 3.4.3 The central foyer will feature a reception for booking into classes and a refreshments counter for energy snacks and bottled drinks. On the opposite side to the reception counter will be a small merchandise 'kiosk' and a seating area.
- 3.4.4 South of the foyer, past the service lift, is the main spin studio. It will be 'squared off' with the aforementioned plywood/plasterboard walls and new mirrors, with the leftover irregular spaces being utilised for storage. North of the foyer is a secondary fitness room, which will primarily used for non-spin cycle classes such as yoga.
- 3.4.5 The western half of the unit comprises male and female changing rooms, which occupy the same space as the bathrooms as the former cocktail bar. Strategic partitions have been placed near the entrances to ensure privacy for those using the facilities. The remainder of the unit is occupied by corridor space, which will contain lockers, access to storage/utility areas, communal WCs and other conveniences such as water fountains. There are two fire exits, one to the west and one to the north of the unit, which lead to the wider basement level.

A proposed finishes plan has also been provided with photos shown the existing Leeds RYDE studio. The main materials used are concrete effect vinyl, padded black matting and plywood/plasterboard. Where possible, the existing floor tiles and finishing have been retained and refurbished (see sheet 20794-SEV-XX-ZZ-DR-A-02005)

4.0 ASSESSMENT AGAINST NATIONAL AND LOCAL POLICY

4.1 Introduction

4.1.1 This section provides an assessment of the key relevant planning policies.

4.2 Decision making framework

4.2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 state that proposals should be assessed in accordance with the development plan unless material considerations indicate otherwise. The development plan for MCC is as follows:

- Core Strategy 2012-2027 (July 2012)
- Extant Unitary Development Policies (saved July 2012)
- Local Development Framework Area Map (July 2012)

4.2.2 The Greater Manchester Joint Waste (April 2012) and Greater Manchester Joint Minerals (April 2013) development plan documents also form part of MMC's development plan but are not considered to be relevant to this particular proposal.

4.2.3 Other material considerations include:

- National Planning Policy Framework ('NPPF') (July 2021)
- Planning Practice Guidance ('PPG') (January 2023)
- Supplementary Planning Document ('SPD'): Guide to Development in Manchester (April 2007)
- Greater Manchester Combined Authority Places for Everyone – publication version (August 2021)

4.2.4 A full schedule and assessment of the relevant policies across the abovementioned documents is included at **Appendix B**. This section draws from the analysis contained in this appendix and addresses the key policy issues.

4.2.5 The areas of assessment are set out as follows:

- Principle of development and change of use.
- Heritage, design and character.
- Signage
- Noise
- Transport and parking
- Accessibility
- Crime prevention
- Waste
- Energy
- Neighbours

4.3 Principle of development and change of use

4.3.1 Historically, Unit 15 has operated as a drinking establishment, be it member-only or open to the public, and a change to a cycle and fitness studio represents a departure from this. Core Strategy Policies SP 1, CC 1, EC 1, EC 3 and C1 identify the city centre as the focus for a wide range of development uses. As outlined in paragraph 2.2.1, Barton Arcade already represents a microcosm of the variety of services offered in Manchester city centre, and the addition of the proposed fitness studio will positively contribute to this diversity in line with those policies.

- 4.3.2 Improving physical and mental health and wellbeing is a recurring theme throughout the Core Strategy and other material considerations. Core Strategy Policy SP 1 and DM 1 states that development in all parts of Manchester should make a positive contribution to the health and wellbeing of residents. As the proposal is for a new cycling and fitness centre, it inherently promotes a healthy, active lifestyle. The business' class-based format and utilisation of themed events also promotes social interaction and sense of community, which feeds into mental well-being in addition to physical fitness.
- 4.3.3 Core Strategy Policy CC 4 aims to improve facilities in Manchester not just for residents, but also for visitors. The applicant already possesses a studio on this type in Leeds. This Manchester location will retain the same branding and it is the intention for memberships to be shared across both locations, and more as the business grows. The proposal would therefore specifically cater to visitors as well as local people.
- 4.3.4 The nature of the proposed use meets the aims and aspirations of the development plan and national policy in terms of improving physical and mental wellbeing. The principle of development should therefore be acceptable.
- 4.4 Heritage, design and character**
- 4.4.1 Preservation and enhancement of the city's historic environment is a key priority for the Council, as evidenced in Core Strategy policies CC 9, EN 1, EN 3, supported by Places for Everyone emerging policy JP-P 2 and NPPF chapter 16. To support this application, a Heritage Statement produced by a suitably qualified professional has been submitted.

- 4.4.2 Section 2.1.6 of the Heritage Statement describes the methodology used to appraise a heritage asset. Barton Arcade is identified to have high evidential, historical and aesthetic value, and a mix of high and low communal value (low relating to Unit 15 itself owing to its vacancy).
- 4.4.3 A full appraisal is provided in Section 3.2 of the Heritage Statement. It finds neutral impact to the building's evidential and historical value due to its previous uses and basement location. Aesthetically the Heritage Statement argues that the half-finished nature of previous gutting can be deemed as having an ongoing negative effect. A positive impact is generated by bringing the unit back into use with simple non-invasive finishes, most of which will not be seen externally. Impacts related to signage is covered in Section 4.5 of this report. Finally, the communal value will be demonstrably improved over time due to the reintroduction of an active use.
- 4.4.4 In addition to the policies referred to in paragraph 4.4.1 of this report, MCC provides additional advice on its website for each conservation area. For the St Ann's Square Conservation Area, the Council encourages the continuation of ground level commercial uses, enhancement of existing quality of the built environment and respect for existing materials such as stone. Shutters are discouraged in lieu of glass frontages, which are proposed. It is considered the proposal accords with this advice.
- 4.4.5 For these reasons, the proposal accords with Core Strategy policies CC 9, EN 1, EN 3 and the supporting material considerations.

4.5 Signage

- 4.5.1 Pursuant to Schedule 3, Part 1 of the advertisement regulations, the Class 5 signage described in sections 3.3.1 and 3.3.2 of this report meets the conditions described in regulations 5.(1) – (6). Namely, there is no illumination, the typeface does not exceed 0.75m in height, no signage is higher than 4.6m and the projecting element does not have an area exceeding 1.55m².
- 4.5.2 As per Schedule 2, regulations 1. – 5., the signage can meet all the standard conditions. Permission of the owner can display the sign can be readily obtained, its location would not endanger or obstruct use of the highway, the signage can easily be maintained to a good standard and can be cleanly removed to no detriment to the public.
- 4.5.3 Notwithstanding this, as the signage is located on a Grade II* listed building, consideration of signage falls under the wider listed building consent application. The Heritage Statement notes that although the proposed signage will alter the fabric of the building, it would be an improvement over the existing signage seen at Figure 2 of this report. The proposed design is far more discreet than what is currently present and would have a positive impact on the building's aesthetic value. It is also noted that the scale and style of the signage is highly comparable to what was previously approved under 125081/LO/2019. For these reasons, it is considered the proposal would accord with Core Strategy policies CC 9 and EN 3.

4.6 Noise and vibration

- 4.6.1 Policy DC26 of the extant UDP states that the Council will consider the effects of noise generated by new developments. The PPG supports this, saying planning decisions need to take account of the acoustic environment, but that noise has no adverse effect so long as the exposure does not cause any change in behaviour, attitude or other physiological responses of those affected by it (Paragraph: 005 Reference ID: 30-005-20190722).
- 4.6.2 The applicant's audio equipment supplier has clarified that the fitout will require nine, eight-inch wall cabinet speakers on anti-vibration mounts at optimal listening positions (precise locations to be confirmed), as well as two floor mounted subwoofers. These sound systems can operate at a range of 88 to 105 dBA, but the applicant advises that they typically operate the sound system at the existing Leeds studio at between 70 and 80 dBA. The Health and Safety Executive compares the range of 70dBA to 105dBA to the use of a loud radio, power tools or being in a noisy classroom or restaurant (Guidance for employers on the Control of Noise at Work Regulations 2005).
- 4.6.3 To manage noise levels, a Digital Sound Processor ('DSP') is to be installed which can limit the audio equipment to any decibel level, accessible only to suitable personnel. The applicant's audio equipment supplier has confirmed that the DSP can introduce a dynamic audio profile for certain times of the day. The applicant has confirmed that the sound system is not used constantly, only during classes which would typically occur:
- Monday – Friday: 07:00-09:00, 12:00-14:00 and 17:00-19:00
 - Saturday- Sunday: 09:00-12:00

4.6.4 Notwithstanding this, the immediate environment comprises land uses which are less sensitive as receptors, such as retail/commercial units which have transient footfall and variable opening hours (for example, Pot Kettle Black currently closes at 4pm most weekdays). There are no immediately adjacent residential buildings. The likelihood of the noise generated by the proposal to cause “any change in behaviour, attitude or other physiological response” is low and could be readily managed by appropriately worded planning conditions.

4.7 Transport and parking

4.7.1 Due to being a basement until within Barton Arcade, the subject site does not possess any dedicated parking, nor did the former bar uses. Appendix B to the Core Strategy specifies that car parking standards do not apply to city centre sites.

4.7.2 Access is primarily via a pedestrian route through Barton Arcade or via Barton Square. The latter, a narrow alley with no parking, does not facilitate the use of a private vehicle to access the site. Paragraph 2.2.2 of this report details how, as a city centre location, the site is well connected to various public transport networks. Accordingly, the proposal helps to meet the outcomes sought by Policy T 1 of the Core Strategy, JP-C 7 of Places for Everyone and Section 9 of the NPF in encouraging and facilitating use of alternative modes of transport.

4.7.3 As a cycling-based business, the proposal also promotes the health benefits of cycling. This has the potential to encourage the adoption of cycling amongst its members as a means of everyday transport, which would feed into the overall outcomes sought by these policies.

4.8 Accessibility

- 4.8.1 Core Strategy Policy T 1, supported by Core Strategy CC 10, Chapter 3 of the SPD and Chapters 8 and 12 of the NPPF, aims development proposals to achieve suitable levels of accessibility and inclusivity, so that Manchester is a 'place for everyone'. This is inclusive of provisions to accommodate people who are disabled or of limited mobility.
- 4.8.2 As Unit 15 occupies the basement level in a listed building which is around 150 years old, its pre-existing accessibility for those with limited mobility is low. There is a lift connecting the ground floor and basement levels; this is for maintenance access and not intended for general customer use, but the applicants have access to this lift 24/7. Adaptation of the lift to meet the necessary accessibility regulations has been considered but is not considered viable because its management and alteration is not within the applicant's control. The expected number of users with access support requirements is also expected to be low and can be readily managed on a case-by-case basis.
- 4.8.3 While the proposal does not meet the aims of Core Strategy Policy T 1 in this regard, weight should be afforded to the existing context of this historical building and balanced against the benefits of reinstating a long-vacant commercial unit.

4.9 Crime prevention

- 4.9.1 One of the aspects of the Core Strategy Policy DM 1 is that development should have regard to community safety. This is supported by Chapter 8 of the SPD, which requires

applicants to demonstrate how crime prevention measures have been incorporated into the design.

- 4.9.2 The subject site has only a modest frontage to Barton Square, which is a fairly narrow back street. The applicant intends to install an external CCTV camera at the entrance for the safety of customers and the property. Further, the retention of the glass frontage provides good intervisibility between the interior and exterior of the unit. Within the wider area, Barton Arcade and Barton Square are occupied by numerous commercial and office tenancies, so footfall is high and regular, providing a good level of passive surveillance. Within the proposed fitness studio, there will be various internal cameras and an alarm system. Overall, the proposal accords with Policy DM 1 in this regard.

4.10 Waste

- 4.10.1 As Unit 15 has already been gutted from its previous use and the proposed layout intends to utilise the existing layout as much as practicable, there will generally be a low amount of construction waste which can be suitably managed without the need for dedicated management plan.
- 4.10.2 For general day-to-day waste and recycling, Unit 15 possesses an allocated spot within Barton Arcade's communal bin storage area, which is located in the sub-basement a level below the subject site, accessible via the service lift. Waste collection will be undertaken in accordance with Barton Arcade's existing arrangements. The proposal would not conflict with Core Strategy Policy EN 19 and Chapter 4 of the SPD.

4.11 Energy

- 4.11.1 Numerous local and national policy directives speak to addressing the growing issue of climate change and Zero Carbon Development, such as Core Strategy policies EN 4, EN 5 and EN 8 and Chapter 2 of the NPPF.
- 4.11.2 As with accessibility, the fact the proposal is located within a 150-year-old listed building limits the ability to retrofit substantial new equipment or features. Current features utilised in the Leeds studio intended to be replicated at this site include the installation of efficient LED bulbs for lighting, and motion detectors to save on electricity use.
- 4.11.3 It is reiterated that the proposal does not rely on private cars for access; its central location facilitates the use of sustainable modes of transport like walking, cycling, bus and rail. Its cycling-focused fitness regime generally encourages the benefits of this mode of transport and has the potential to promote the adoption of it in day-to-day life. For these reasons, it is considered the proposal meets the outcomes sought by Policies EN 4 – 6 and Chapter 2 of the NPPF in a relative fashion.

4.12 Neighbours

- 4.12.1 As a basement unit with a ground level frontage to Barton Square (to the rear of Barton Arcade), the subject site has little direct interface with surrounding buildings and other commercial units within the arcade.
- 4.12.2 The site plan included illustrates that Unit 15 is located fully underneath Nos. 1 – 3 (currently Pot Kettle Black), Nos. 7, 9 and partially under Nos. 55 to 59 Deansgate. These are all occupied by a variety of commercial uses with varying opening times and

days. A consultation letter was issued to neighbouring units (**Appendix C**) inviting comments and any feedback will be considered as the application progresses.

- 4.12.3 The primary external effect arising from the proposal would be noise and vibration from the audio equipment, however this has already been duly assessed in section 4.6 of this statement. There are ample design measures in place, like a DSP and anti-vibration brackets, to mitigate the noise effects on these less sensitive uses with transient footfall.
- 4.12.4 Generally, ingress and egress out of Unit 15 will be directly onto Barton Square and not directly impede access into any other surrounding property. As discussed in section 4.8, the subject site possesses no dedicated parking or practical vehicle access, so is not expected to cause congestion impacting others.
- 4.12.5 Signage is modest in size and unilluminated as per section 4.5 of this report, so will not obstruct or be a nuisance to others.
- 4.12.6 Finally, section 5.11 of this report describes that waste storage will be in line with Barton Arcade's existing communal arrangement. It is understood that the sub-basement provides an allocated space for Unit 15. Therefore, other tenancies will be similarly unimpeded.
- 4.12.7 The potential impacts on surrounding users is suitably mitigated, thus the proposal is consistent with the general spatial and design policies of the Core Strategy like SP 1, CC 10 and DM 1.

5.0 CONCLUSION

- 5.1.1 This Planning Statement has described the basis on which planning permission is sought, provided an overview of the existing site and its context, a description of the proposal and an assessment of the relevant national and local policy considerations, broken down into topic areas. It is supported by evidence of pre-application discussions and neighbour consultation, a Heritage Statement, architectural plans, and a schedule of all the relevant policy and material considerations.
- 5.1.2 It is considered that the proposal represents a modest, well-designed scheme which brings a vacant commercial unit back into use and viability. It does this without detriment to Barton Arcade's evidential, historical, aesthetic and communal value, as assessed by a suitably qualified heritage consultant/architect. The proposal's impacts against other relevant matters, such as noise, transport and waste, can be suitably managed and mitigated.
- 5.1.3 Where the proposal may not be able to meet contemporary standards such as those relating to accessibility and energy, it is considered the benefit of bringing this commercial unit back into use, along with the health and wellbeing benefits associated with a fitness studio, outweigh any harm this generates. Accessibility matters can be readily dealt on a case-by-case basis, such as potential utilisation of the lift.
- 5.1.4 For the reasons contained in this report and its supporting documents, planning permission should be granted for the change of use, listed building consent, and for the proposed signage.

APPENDIX A – PRE-APPLICATION CORRESPONDENCE

[REDACTED]

From: [REDACTED]
Sent: 23 June 2023 11:27
To: [REDACTED]
Subject: RE: Initial Proposal Advice - Unit 15 Barton Arcade

[REDACTED]

Thanks for your email.

Sorry for the mix up the unit either retains the Sui Generis use or has no current use. Either cases would mean that a change of use to Class E is required for the use as a spin cycle studio. I'm not aware if 125081/LO/2019 was implemented, but it was approved. There was however no accompanying planning permission for a change of use so no alternative use has been approved and implemented. The approval and/or implementation of the LBC wouldn't mean that the use has changed.

Thanks for confirming that you will submit the applications. Please let me know if you need any advice on the information required.

Best Wishes,

[REDACTED]
Planner

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

Postal Address: Manchester City Council, P.O.Box 532 Town Hall, Manchester, M60 2LA
Location: Town Hall Extension, Level 6

From: [REDACTED]
Sent: 23 June 2023 09:09
To: [REDACTED]
Subject: RE: Initial Proposal Advice - Unit 15 Barton Arcade

[REDACTED]

Thanks so much for getting back to me.

So I understand this correctly, as [125081/LO/2019](#) was approved but unimplemented, the premises retains its former A4 (now Sui Generis). As per my original email, we are proposing a new spin cycle studio (Class E(d)), not a restaurant, so a Change of Use will be required.

On this basis I will proceed with producing an application for CoU and LBC.

Thanks

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



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[REDACTED]

Sent: Friday, June 23, 2023 8:09 AM

[REDACTED]

Subject: RE: Initial Proposal Advice - Unit 15 Barton Arcade

[REDACTED]

The deadline for my Committee report was extended and finalising it took longer than expected, but I have now looked at this for you.

Given that the last use of the premises was a bar (then A4/now Sui Generis) and that the A4 use was never changed, the intended use (which we have few details of) never commenced and a bar or a restaurant/bar or nightclub which are now Sui Generis are among the uses that are not within Class E that could need a kitchen I would advise your client to apply to use the premises as a restaurant (Class E). Use as a restaurant would be acceptable in principle.

If you wish to share further details with me, I would be happy to advise of the acceptability of the use in this location and any supporting information required for a planning application and/or an application for listed building consent or advertisement consent.

Please note that this advice is given in good faith and on the basis of the information that you have provided. The advice is not binding on the City Council and may be subject to change should further details become available, or a proposal becomes the subject of the statutory planning process.

I hope that this is of use to you.

Best Wishes,

[REDACTED]

Planner
Planning, Building Control and Licensing
Growth and Neighbourhoods

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

Postal Address: Manchester City Council, P.O.Box 532 Town Hall, Manchester, M60 2LA
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APPENDIX B – POLICY SCHEDULE

Policy schedule

Project name: Unit 15, Barton Arcade

Local Authority: Manchester City Council

Purpose of this policy schedule

This schedule presents a summary of national and local planning policies relevant to the proposed development. This schedule has been used to inform the planning analysis section of the application Planning Statement. The documents considered in this schedule are listed below, followed by tables detailing relevant policies and a short note regarding the relevance to the proposed development. For full details of the analysis of the relevant policies please refer to the main Planning Statement.

National planning policy documents

The relevant national planning policy documents relevant to the proposal are:

1. National Planning Policy Framework (July 2021)
2. Planning Practice Guidance (January 2023)

Local planning policy documents

The relevant policies which are used to manage development in Manchester City Council are those set out in the:

1. Core Strategy 2012-2027 (July 2012)
2. Extant Unitary Development Policies (saved July 2012)
3. Supplementary Planning Documents
 - Guide to Development in Manchester (April 2007)
4. Other Relevant Documents
 - Places for Everyone – publication version (August 2021)

National Planning Policy Framework (2021)		
Chapter	Paragraph number and text (abridged)	Comments
All chapters not listed in this table.	Various.	The proposal does not relate to any of these NPPF paragraphs/directives.
Section 2: Achieving sustainable development	<p>Paragraphs 7 – 9: Sustainable development has an economic, social and environmental objective and development decisions should guide proposals to sustainable solutions.</p> <p>Paragraphs 11: Plans and decisions should apply a presumption in favour of sustainable development, i.e. approval in accordance with an up-to-date plan or in the absence of adverse impacts.</p>	<p>The proposal provides for the economic objective by revitalising a property which has sat vacant for a number of years and contributing to the footfall of the wider Barton Arcade, potentially benefitting other existing businesses.</p> <p>It supports the social objective by providing for a distinct, fitness-based commercial use for which there is demand through a sensitively designed scheme.</p> <p>The environmental objective is achieved through the use of brownfield land and existing infrastructure, with the cycle-focused activity promoting the use of sustainable modes of transport.</p>

National Planning Policy Framework (2021)		
Chapter	Paragraph number and text (abridged)	Comments
		The proposal is considered to be in alignment with local and national policy or otherwise does not generate demonstrable adverse impacts.
Section 4: Decision-making	<p>Paragraph 40: Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage.</p> <p>Paragraph 47: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise</p>	As appended, pre-application advice was sought to guide the proposal in the correct procedural direction. The main planning statement and this appendix outlines how the proposal accords with the development plan, or otherwise presents material considerations as to why approval should be granted.
Section 6: Building a strong, competitive economy	Paragraph 81: Planning policies and 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.	The proposal represents the expansion of an existing Leeds-based business into Manchester. It makes use of a vacant commercial unit which currently makes no economic contributions to the city. The approval of this proposal at Barton Arcade will also improve footfall in the immediate area, helping the vitality of other businesses.

National Planning Policy Framework (2021)		
Chapter	Paragraph number and text (abridged)	Comments
Section 7: Ensuring the vitality of town centres	Paragraph 86: Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.	The subject site is located within the City Centre Primary Shopping Area and City Centre designations thus contributes to the vitality of Manchester's principal centre area.
Section 8: Promoting healthy and safe communities	<p>Paragraph 90: Planning decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and enable and support healthy lifestyles.</p> <p>Paragraph 91: To provide the social, recreational and cultural facilities and services the community needs, decisions should plan positively for shared spaces and community facilities like sports venues, avoid loss of such spaces, account for health and wellbeing strategies and facilitated an integrated approach to location of these facilities.</p> <p>Paragraph 97: Planning decisions should promote public safety and take into account wider security.</p>	<p>The nature of the proposed use, a spin cycle and yoga studio, promotes social interaction and inclusivity via group classes and a sense of community, while also supporting healthy lifestyle through its focus on exercise.</p> <p>Because the proposal is in the basement level with a listed building which is around 150 years old, its pre-existing accessibility for the disabled or those with limited mobility is low. Specific provisions cannot be accommodated due to the infrastructural challenges with an older building.</p> <p>Public safety is achieved with CCTV and passive surveillance with a glassed frontage.</p>

National Planning Policy Framework (2021)		
Chapter	Paragraph number and text (abridged)	Comments
9. Promoting sustainable transport	<p>Paragraph 104: Transport issues should be considered from the earliest of development proposals so impacts and opportunities can be identified.</p> <p>Paragraph 110: When assessing sites, appropriate opportunities to promote sustainable transport modes can be taken up, safe and suitable access to the site can be achieved for all users.</p>	<p>As a city centre location, the subject site is well served by public transport; Bus Stop NA is located directly outside Barton Arcade accommodating the Nos. 8, 67, 100 and X41/33 services, and Manchester Victoria station is located within 650m.</p> <p>Its proposed use as a spin cycle studio promotes the use of bicycles.</p>
11. Making effective use of land.	<p>Paragraph 119: Planning decisions should promote an effective use of land in meeting the need for homes and other uses.</p> <p>Paragraph 120: Planning decisions give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs and promote and support the development of under-utilised land and buildings.</p> <p>Paragraph 124: Planning decisions should support development that makes efficient use of land, taking into account need, land availability, market conditions, capacity of infrastructure, character and design.</p>	<p>The subject site is a brownfield site within the city centre which has remained vacant for at least three years. The proposal will revitalise the site and created added footfall for the immediate area.</p> <p>Barton Arcade is a Grade II* listed building so the proposal has been designed by a heritage architect so as to take into account the character of the building and area.</p>

National Planning Policy Framework (2021)		
Chapter	Paragraph number and text (abridged)	Comments
12. Achieving well-design places	<p>Paragraph 130: Planning decisions should ensure that developments function well and add to local quality, are visually attractive, sympathetic to local character, optimise the potential of the site and create a safe, inclusive and accessible space.</p> <p>Paragraph 136: The quality and character of places can suffer when advertisements are poorly sited and designed Advertisements should be subject to control only in the interests of amenity and public safety.</p>	<p>As mentioned, Barton Arcade is a Grade II* listed building. This application is accompanied by a Heritage Statement and has been designed by a heritage architect. The proposal seeks to be compatible with Barton Arcade’s existing character, also noting the unit’s streetscape presence is minimal. It has achieved this by retaining architectural features where possible (e.g. the tiled floor) and fairly non-invasive works (e.g. plywood partitions, no demolition of existing main walls).</p> <p>The proposed signage is consistent in size and style with existing and previously consented signs on-site, thus not introducing any substantial change.</p>
16. Conserving and enhancing the historic environment.	Paragraph 194: 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	A Heritage Statement accompanies this application. It assesses the proposal against Barton Arcade’s evidential, historical, aesthetic and communal value, in line with guidance from Heritage England.

National Planning Policy Framework (2021)		
Chapter	Paragraph number and text (abridged)	Comments
	<p>assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.</p> <p>Paragraph 199: 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).</p> <p>Paragraph 200: Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.</p>	<p>Overall, the proposal's modest scope, utilising existing brownfield land in a basement location, minimal invasive structural works, retention of architectural features where possible, and reintroduction of a viable use results in neutral effects on Barton Arcade's evidential and historical values, and positive effects on the aesthetic and communal value.</p>

Planning Practice Guidance (2023)		
Chapter	Paragraph number and text (abridged)	Comments
All chapters not listed in this table	Various	The chapters not listed in this table are either irrelevant to the proposal or do not require further commentary.

<p>Healthy and safe communities (2022)</p>	<p>Planning and health need to be considered together in two ways: in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary, secondary and tertiary care</p> <p><i>Paragraph: 001 Reference ID:53-001-20190722</i></p> <p>A healthy place is one which supports and promotes healthy behaviours and environments and a reduction in health inequalities for people of all ages. It will provide the community with opportunities to improve their physical and mental health, and support community engagement and wellbeing.</p> <p><i>Paragraph: 003 Reference ID:53-003-20191101</i></p>	<p>The proposal to create a new spin cycle and yoga studio in Manchester city centre contributes to encouraging healthy lifestyles and healthy places. It is located in an accessible location, but is limited in the accessibility provisions it can provide due to the age of the building and basement location. Accessibility issues can be readily dealt with on a case-by-case basis. Physical and mental health is promoted through exercise and a sense of community.</p>
<p>Historic environment (2019)</p>	<p>Any decisions where listed buildings and their settings and conservation areas are a factor must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990</p> <p><i>001 Reference ID: 18a-001-20190723</i></p> <p>Understanding the significance of a heritage asset and its setting from an early stage in the design process can help to inform the development of proposals which avoid or minimise harm. Analysis of relevant information can generate a clear understanding of the affected asset, the heritage interests represented in it, and their relative importance.</p>	<p>A Heritage Statement accompanies this application. This has already been assessed in response to Chapter 16 of the NPPF.</p> <p>Overall, the proposal's modest scope, utilising existing brownfield land in a basement location, minimal invasive structural works, retention of architectural features where possible, and reintroduction of a viable use results in neutral effects on Barton Arcade's evidential and historical values, and positive effects on the aesthetic and communal value.</p>

	<p><i>Paragraph: 008 Reference ID: 18a-008-20190723</i></p> <p>Applicants are expected to describe in their application the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.</p> <p><i>Paragraph: 009 Reference ID: 18a-009-20190723</i></p> <p>Design and Access Statements provide a flexible framework for an applicant to explain and justify their proposal with reference to its context. In cases where both a Design and Access Statement and an assessment of the impact of a proposal on a heritage asset are required, applicants can avoid unnecessary duplication and demonstrate how the proposed design has responded to the historic environment through including the necessary heritage assessment as part of the Design and Access Statement.</p> <p><i>Paragraph: 012 Reference ID: 18a-012-20190723</i></p> <p>It is important that any use is viable, not just for the owner, but also for the future conservation of the asset: a series of failed ventures could result in a number of unnecessary harmful changes being made to the asset.</p> <p><i>Paragraph: 015 Reference ID: 18a-015-20190723</i></p>	
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	<p>Where a heritage asset is capable of having a use, then securing its optimum viable use should be taken into account in assessing the public benefits of a proposed development.</p> <p><i>Paragraph: 016 Reference ID: 18a-016-20190723</i></p> <p>What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.</p> <p><i>Paragraph: 018 Reference ID: 18a-018-20190723</i></p>	
Noise (2019)	<p>Good acoustic design needs to be considered early in the planning process to ensure that the most appropriate and cost-effective solutions are identified from the outset.</p> <p><i>Paragraph: 001 Reference ID: 30-001-20190722</i></p> <p>Planning decisions need to take account of the acoustic environment and in doing so consider whether or not a significant adverse effect is occurring or likely to occur; whether or not an adverse effect is occurring or likely to occur; and whether or not a good standard of amenity can be achieved.</p> <p><i>Paragraph: 003 Reference ID: 30-003-20190722</i></p> <p>Noise has no adverse effect so long as the exposure does not cause any change in behaviour, attitude or other physiological responses of those affected by it. The noise may slightly affect the acoustic</p>	<p>To manage noise levels, a Digital Sound Processor ('DSP') is to be installed which can limit the audio equipment to any decibel level. The anticipated noise generation is between 88 105 dBA for six hours a day in two hour intervals. Due to the surrounding environment, which is non-residential, possesses mostly transient footfall and different opening hours, it is anticipated that the potential noise effects would not cause changes in behaviour, attitude or psychological response.</p>

Policy Schedule – Unit 15, Barton Arcade

	<p>character of an area but not to the extent there is a change in quality of life. If the noise exposure is at this level no specific measures are required to manage the acoustic environment.</p> <p><i>Paragraph: 005 Reference ID: 30-005-20190722</i></p>	
Town centres and retail (2020)	<p>Local planning authorities can take a leading role in promoting a positive vision for town centres, bringing together stakeholders and supporting sustainable economic and employment growth. A wide range of complementary uses can, if suitably located, help to support the vitality of town centres, including residential, employment, office, commercial, leisure/entertainment, healthcare and educational development.</p> <p><i>Paragraph: 001 Reference ID: 2b-001-20190722</i></p>	It is considered the proposed fitness studio provides a complementary land use in an already eclectic city centre.

Core Strategy 2012-2027 (July 2012)		
Policy	Policy text (abridged)	Comments
All policies not listed in this table.	Various.	The policies not listed in this table are either irrelevant to the proposal or do not require further commentary.

SP 1 – Spatial Principles	<p>The Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high-quality city living.</p> <p>New development will maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and use of the public transport.</p> <p>Development should make a positive contribution to neighborhoods, minimize emissions and improve access to services.</p>	<p>The proposal is located in the regional centre, providing a new commercial use in an area of focus. Its central location maximises the potential to use public transport, as it is accessible via walking, cycling, bus and rail, and the cycling focus of the fitness studio may promote adoption of day-to-day use of cycling.</p>
EC 1 – Employment and Economic Growth in Manchester	<p>The Council will support other significant contributors to economic growth and productivity including health, education, retailing, cultural and tourism facilities, and other employment generating uses mainly in the City Centre and Eastlands. Development should have regard to climate change resilience and ensuring designs make best possible use of a site or building.</p>	<p>This proposal represents a contribution to the city's growth and productivity in the city centre, particularly in the area of health. It fully utilises a brownfield space, and contributes what it can to resilience in the form of promoting sustainable transport modes and use of low-energy lighting.</p>
EC 3 – The Regional Centre	<p>Within the Regional Centre development for employment generating uses including offices and other commercial development will be encouraged.</p>	<p>The proposal would generate short-term employment for construction and long-term employment for staff, such as fitness instructors. It will revitalise a vacant commercial unit by bringing it back into use.</p>

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<p>CC 1 - Primary Economic Development Focus: City Centre and Fringe</p>	<p>Provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities will be encouraged in the City Centre, in line with Policy C1, to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.</p> <p>Proposals in the City Centre and City Centre Fringe, in particular schemes in Mayfield, The Corridor and Strangeways, will need to take account of the flood risk issues, in line with policy EN 14 - Flood Risk.</p>	<p>This proposal represents a contribution to the city's growth and productivity in the city centre, particularly in the area of health and generate both short term and long term employment. The proposal has also considered flood risk; see the response to Policy EN 14.</p>
<p>CC 4 - Visitors - Tourism, Culture and Leisure</p>	<p>Development in the City Centre which improves facilities for visitors, including Manchester residents, will be promoted.</p>	<p>The applicant already possesses a studio on this type in Leeds. This Manchester location will retain the same branding and it is the intention for memberships to be shared across both locations, and more as the business grows. The proposal would therefore specifically cater to visitors as well as local people.</p>
<p>CC 5 - Transport</p>	<p>Developers should work with public transport providers to ensure that all users are able to access development by sustainable means, especially taking account of times when developments are likely to be busiest.</p>	<p>Deansgate is served by the No. 8, 67, 100, X41 and X43 buses, which provide links to Accrington, Bolton, Burnley, Eccles, Farnworth, Prestwich, Rawtenstall, Salford, as well as various other city centre locations. A stop ('NA') is located just outside Barton Arcade's main western entrance. Victoria station is located approximately 650m to the north, which links</p>

		into both the main rail network and the Metrolink light rail, both of which serve key city centre locations and the suburbs of Greater Manchester.
CC 9 – Design and Heritage	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.	<p>A Heritage Statement accompanies this application. This has already been assessed in response to Chapter 16 of the NPPF.</p> <p>Overall, the proposal’s modest scope, utilising existing brownfield land in a basement location, minimal invasive structural works, retention of architectural features where possible, and reintroduction of a viable use results in neutral effects on Barton Arcade’s evidential and historical values, and positive effects on the aesthetic and communal value.</p>
CC 10 – A Place for Everyone	The City Centre will develop as a location which appeals to a wide range of residents and visitors.	The proposed fitness studio is a land use that has wide appeal and complements existing uses (e.g., as a destination to visit after or before work) As a growing brand/franchise it will also appeal to visitors who have memberships in other studios.
EC 8 – Central Manchester	The Council will promote development which has had regard to ensuring employment within Central Manchester complements those uses within the City Centre	

Policy Schedule – Unit 15, Barton Arcade

C 1 – Centre Hierarchy	Development of town centre uses (as defined in national planning policy) will be prioritised in the centres identified in this policy; the focus for new comparison retail is the Primary Shopping Area. The City Centre is also the regional focus for commerce, culture, leisure and tourism.	The proposal is located in the city centre.
T 1 - Transport	The Council will support proposals that promote regeneration and economic vitality by relieving traffic congestion and improving access to jobs and services, particularly for those most in need and for those without a car and improves access to facilities in order to enable disabled people and people with mobility impairments to participate fully in public life.	As described, the proposal is well connected to public transport links within the city. The proposal will serve a large demographic, but its ability to accommodate those with mobility issues is limited by its basement location, the difficulties retrofitting a 150-year listed building and lack of control over the existing service lift. Accessibility can be dealt with on a case-by-case basis.
T 2 – Accessible areas of opportunity and need	The Council will actively manage the pattern of development to ensure new development is located to ensure good access to the City's main economic drivers and is easily accessible by walking, cycling and public transport.	
EN 1 - Design Principles and Strategic Character Areas	All development in Manchester will be expected to follow the seven principles of urban design (character, continuity, quality of public realm, ease of movement, legibility, adaptability, diversity). 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.	<p>Character – The proposal has a minimal impact on the character of Barton Arcade and seeks to retain architectural features like the tile flooring where possible.</p> <p>Continuity – The proposal is well defined as a private business.</p>

Policy Schedule – Unit 15, Barton Arcade

		<p>Quality of public realm – The proposal increases footfall and passive surveillance along Barton Square.</p> <p>Ease of movement – Unit 15 is easily accessible via various modes of sustainable transport, like walking, cycling and bus.</p> <p>Legibility – Modest but noticeable signage easily signposts the proposal.</p> <p>Adaptability – The fit out is not intensive and can be easily changed and adapted as needed.</p> <p>Diversity – The fitness studio has widespread appeal but only has limited provisions for those with mobility issues due to its historic and basement location.</p>
EN 3 - Heritage	New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.	A Heritage Statement accompanies this application. This has already been assessed in response to Chapter 16 of the NPPF and Policy CC 9 above.

Policy Schedule – Unit 15, Barton Arcade

EN 4 - Reducing CO ₂ Emissions by Enabling Low and Zero Carbon Development	Development must be designed to reduce need for energy via passive heating, natural light, cooling, insulation, glazing and low/zero carbon technology.	The fact the proposal is located within a 150-year-old listed building limits the ability to retrofit substantial new equipment or features. Current features utilised in the Leeds studio intended to be replicated at this site include the installation of efficient LED bulbs for lighting, and motion detectors to save on electricity generation. Its cycling-focused fitness regime generally encourages the benefits of this mode of transport and has the potential to promote the adoption of it in day-to-day life.
EN 5 - Strategic Areas for low and zero carbon decentralised energy infrastructure	New development, regeneration and retrofit projects, will be expected to take place in the context of more detailed proposals for decentralised low and zero carbon energy infrastructure in the form of energy proposals plans	
EN 8 – Adaptation to Climate Change	All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces.	
EN 14 – Flood Risk	Development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding.	The Environment Agency's records for flood risk indicates the subject site is at "very low risk" (a chance of less than 0.1% per annum) for flooding caused by rivers and sea. It is located in Flood Zone 1. For surface water flooding, it is at "medium risk" of between 1% and 3.3% per annum. Flooding caused by groundwater and reservoirs are identified as unlikely
EN 16 – Air Quality	Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the	The proposal does not actively contribute to traffic-related emissions.

Policy Schedule – Unit 15, Barton Arcade

	development, as well as emissions created by the use of the development itself.	
EN 19 - Waste	All developers will submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.	Unit 15 possesses an allocated spot within Barton Arcade's communal bin storage area, which is located in the sub-basement a level below the subject site, accessible via the service lift. Waste collection will be undertaken in accordance with Barton Arcade's existing arrangements.
PA 1 – Developer Contributions	Where needs arise as a result of development, the Council will seek to secure planning obligations. The nature and scale of any planning obligations sought will be related to the form of development and its potential impact upon the surrounding area.	The applicant is agreeable to development contributions insofar as they apply to this proposal.
DM 1 – Development Management	All development should have regard to the following specific issues: siting, design, amenity, accessibility, community safety, health, refuse storage and collection, vehicular access, biodiversity, green infrastructure, flood risk, hazards.	All the relevant matters set out in this policy are assessed in the main planning statement.

Extant Unitary Development Policies (saved July 2012)		
Chapter	Policy (abridged)	Comments
All chapters not listed in this table	Various	The chapters not listed in this table are either irrelevant to the proposal or do not require further commentary.
DC18 – Conservation Areas	The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the relationship between new and old structures, major changes to the character of existing buildings, the desirability of retaining existing features, the effects of signs and any other site-specific considerations.	A Heritage Statement accompanies this application. This has already been assessed in response to Chapter 16 of the NPPF Core Strategy Policies CC 9 and EN 3 above. In relation to St Ann's Square Conservation Area, the Council encourages the continuation of ground level commercial uses, enhancement of existing quality of the built environment and respect for existing materials such as stone. It is considered the proposal generally accords with this advice.
DC19 – Listed Buildings	In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, 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.	
DC26 - Noise	The Council will consider both the effect of new development proposals which are likely to be generators of noise and the implications of new development being exposed to existing noise	To manage noise levels, a Digital Sound Processor ('DSP') is to be installed which can limit the audio equipment to any decibel level. The anticipated noise generation is between 88

Policy Schedule – Unit 15, Barton Arcade

	sources which are effectively outside planning control. Exceptions to the general policy will be considered on their merits.	105 dBA for six hours a day in two hour intervals. Due to the surrounding environment, which is non-residential, possesses mostly transient footfall and different opening hours, it is anticipated that the potential noise effects would not cause changes in behaviour, attitude or psychological response.
RC20 – City Centre Small Area Policies (Area 6)	<p>The heart of this area is an important part of the Regional Shopping Centre, providing a link between the Arndale and Market Place Developments and Deansgate. It is of fundamentally different character to the modern developments north of Market Street and this character is something which it is important to reinforce.</p> <p>The primary need is to ensure the accessibility of the area for essential vehicles and at the same time move towards the creation of an attractive environment for pedestrians. The objective will be to promote improvement in the physical appearance of the area by use of a floorspace treatment to define the whole of this area as one in which pedestrians should, in general, have priority, without this being achieved at the expense of accessibility.</p>	This is a pedestrian-led development and is well connected to the wider city centre.

SPD Guide to Development in Manchester (April 2007)		
Chapter	Guidance (abridged)	Comments
All chapters not listed in this table	Various	The chapters not listed in this table are either irrelevant to the proposal or do not require further commentary.
Chapter 2 - Design	Developments should cater for character and context; continuity and enclosure; legibility; ease of movement; quality of the public realm; diversity and adaptability.	See response to Policy EN 1.
Chapter 3 - Accessibility	The Council recognises that inclusive design needs to take account of cross-impairment and community based issues.	This has already been addressed in response to Section 8 of the NPPF and Policies T 1 and T 2 of the Core Strategy.
Chapter 4 – Environmental Standards	Developers will be expected to submit a statement on how their proposal will achieve the environmental standards for energy efficiency, renewable energy, environmental design, water management, waste management, biodiversity and waterways, as relevant.	This appendix and planning statement represents this statement. The site's historic status means it is not possible to incorporate any major energy-related infrastructure. The proposal incorporates relatively appropriate measures, like energy efficient lighting.

Policy Schedule – Unit 15, Barton Arcade

Chapter 6 – Parking Guidelines	Developers will be expected to submit Travel Plans where appropriate to encourage and support walking, cycling and public transport use.	A proposal of this scale and type would not require a Travel Plan.
Chapter 8 – Community Safety and Crime Prevention	Applicants are expected to demonstrate how crime prevention measures have been considered in the design of the proposal.	The applicant intends to install an external CCTV camera at the entrance for the safety of customers and the property. Further, the retention of the glass frontage provides good intervisibility between the interior and exterior of the unit. Within the wider area, Barton Arcade and Barton Square are occupied by numerous commercial and office tenancies, so footfall is high and regular, providing a good level of passive surveillance. Within the proposed fitness studio, there will be various internal cameras and an alarm system
Chapter 9 – Design for Health	The Council considers will promote health in development and planning via encouraging active lifestyles, building opportunities for social interaction, accessibility for all, promote safety and social inclusion.	As mentioned, the proposal's very purpose promotes physical and mental wellbeing.
Chapter 11 – The City's Character Areas	Proposals should preserve or enhance the character of the conservation area. It is important that new developments in conservation areas or elsewhere are not designed in isolation. This does not prevent or inhibit creative design. Considerations of	In relation to St Ann's Square Conservation Area, the Council encourages the continuation of ground level commercial uses, enhancement of existing quality of the built environment and

Policy Schedule – Unit 15, Barton Arcade

	<p>design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings, but also to the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development.</p>	<p>respect for existing materials such as stone. It is considered the proposal generally accords with this advice.</p>
Chapter 12 – The City Centre	<p>For the economic prosperity of the City to be sustainable, it is important to accommodate the requirements of business, investors, visitors and residents within a City Centre that recognises and welcomes diversity in terms of the economic, social and environmental roles.</p> <p>Quality is sought in the smaller scale detail of new developments or the alteration of existing buildings, as it is often these smaller elements that determine the appearance and character of an area.</p> <p>A mix of uses will be encouraged throughout the City Centre, to ensure that there is activity and variety and that a sense of safety and security is maintained. Active ground floor uses will be encouraged within the central core.</p> <p>Manchester's City Centre is arguably the finest expression of a Victorian commercial district in England, and contains an exhilarating mix of uses housed in fine individual buildings. For the most part these buildings form a continuous "street wall", firmly establishing the urban character based on the Georgian and Victorian grid pattern of streets. It is essential to maintain and</p>	<p>This has already been addressed in the responses to Core Strategy Policy SP 1, EC 1 and CC 1.</p>

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	develop the City's identity and individuality when considering the future development.	
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Places for Everyone – publication version (August 2021)		
Chapter	Policy (abridged)	Comments
All chapters not listed in this table	Various	The chapters not listed in this table are either irrelevant to the proposal or do not require further commentary.
JP-Strat 1 – Core Growth Area	The economic role of the Core Growth Area will be protected and enhanced, with sustainable development supporting major growth in the number of jobs provided across the area providing opportunities to create jobs for local communities.	This has already been addressed in the responses to Core Strategy Policy SP 1, EC 1 and CC 1.
JP-Strat 2 – City Centre	The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester.	
JP-S 1 – Sustainable Development	Preference will be given to using previously-developed (brownfield) land and vacant buildings to meet development needs.	The proposal is on brownfield land.

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JP-S 4 - Resilience	Development will be managed so as to increase considerably the capacity of its citizens, communities, businesses and infrastructure to survive, adapt and grow in the face of physical, social, economic and environmental challenges.	A fitness studio is of lasting and wide-reaching appeal. It can also facilitate the creation of short term and long term jobs.
JP-J 1 - Supporting Long-Term Economic Growth	A thriving, inclusive and productive economy will be sought, by maintaining a very high level of economic diversity across our boroughs	
JP-P 1 – Sustainable Places	Development should be, where relevant, distinctive, visually stimulating, socially inclusive, resilient, adaptable, durable, efficient, safe, supported by infrastructure, functional and accessible, legible, well-connected, comfortable, incorporate green infrastructure and be well-served by other uses.	This has already been addressed in the response to Core Strategy policies EN 4, EN 5 and EN 8
JP-P 2 - Heritage	Development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area should conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.	A Heritage Statement accompanies this application. This has already been assessed in response to Chapter 16 of the NPPF Core Strategy Policies CC 9 and EN 3 above.
JP-P 6 - Health	To help tackle health inequality new development will be required, as far as practicable, to support healthy lifestyles, including through	The proposal is for a new sports facility which supports healthy lifestyles.

Policy Schedule – Unit 15, Barton Arcade

	the use of active design principles making physical activity an easy, practical and attractive choice.	
JP-P-7 – Sport and Recreation	A network of high quality and accessible sports and recreation facilities will be protected and enhanced, supporting greater levels of activity for all ages.	
JP-C 7 - Transport Requirements of New Development	New development should be located and designed to enable and encourage walking, cycling and public transport use, to reduce the negative effects of car dependency, and help deliver high quality, attractive, liveable and sustainable environments.	This has already been addressed in response to Section 9 of the NPPF and Policies T 1 and T 2 of the Core Strategy.

APPENDIX C – CONSULTATION LETTER



Barton Arcade
Manchester
M3 2BH

24 Mount Street
Manchester
M2 3NX

17 July 2023

Dear occupier,

Consultation on proposed planning application for a new spin cycle and yoga studio at Unit 15, Barton Arcade, Manchester M3 2BH

RJP Town Planners have been instructed to submit a planning application for a new spin cycle fitness and yoga studio at Unit 15 (also No. 13) Barton Arcade. The proposal has been designed by Seven Architecture, a RIBA-accredited conservation architect who has taken care to ensure respect for the fabric of the existing unit and wider arcade are at the core of the proposed design.

As a neighbour within the arcade, we would like to share the proposed plans with you for your consideration and comment. Alongside this letter you will find a copy of selected plans to be submitted.

It is our intention to submit imminently, and we are very keen to get your feedback and would be happy to meet if you have any questions.

If you'd like to get in touch, please contact my colleague Will Harbinson at w.harbinson@rjptownplanners.com before the 24th of July 2023. If you are happy to be contacted further, we will be in touch to inform you when the application has been validated with Manchester City Council.

Yours sincerely,

Marc Zablotny
Senior Planner - MPLAN MRTPI

