

Our Ref: 16068/MS/gc
Your Ref: PP-12134782
Email: mshearman@firstplan.co.uk
Date: 27 April 2023

Planning and Regeneration
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Dear Sir/ Madam,

**APPLICATION FOR THE INSTALLATION OF RETRACTABLE CANOPY STRUCTURE ABOVE
APPROVED SEATING AREA TO FRONT OF BAR
BRWDOG, 35 PETER'S STREET, MANCHESTER, M2 5BG**

We have been instructed by our client, Brewdog Bars Ltd., to submit the enclosed planning application for the provision of a fixed canopy structure at the above address. The canopy will feature a lightweight frame fixed to the floor of the terrace, and provide weather protection to customers during the colder months.

The following documents have been provide in support of the application in accordance with national and local validation requirements:

- Completed Application Forms;
- Planning and Heritage Statement – included within this Letter;
- Site Location Plan;
- Existing Plans and Elevations (drawing no. 3019_PL01);
- Proposed Plans and Elevations (drawing no. 3019_PL02);

The requisite planning and admin fee has been paid online via the planning portal. The remainder of this letter sets out our supporting statement regarding the application proposals.

Site Description

The application site is located on Peter Street, a thriving commercial street characterised by a mix of renovated historic buildings and modern buildings that house commercial uses at ground floor level, including a number of food and drink uses.

The site itself is an existing “Brewdog” bar, occupying a commercial unit in the ground floor of an unattractive post-war office building. The unit benefits from a specifically designated and delineated private forecourt used as an external seating area for the bar. This incorporates furniture and a large parasol in place; however permission previously been granted for a fixed timber canopy structure to provide cover for the entire area (this has now lapsed). The seating area sits in front of a large glazed shopfront, and this and the seating area are separated from the neighbouring historic building to the east by the glazed entrance to the upper floor offices.

The building is neither statutory or locally listed however there are a number of listed buildings within the vicinity including the adjoining building to the east Harvester House (Grade II), the Free Trade Hall (Grade II*) immediately adjacent to the site and Albert Memorial Hall (Grade II) to the west.

It is relevant to note that the neighbouring premises, Tony's restaurant, have provided a retractable canopy over their front seating area – which is of the same design as what is being proposed at the site.

The site is also designated within the Deansgate Conservation Area and Manchester City Centre.

Planning History

The planning history for the site is limited; previously, planning permission was granted under ref: 074470/FO/2005/C1 on the 5th April 2005. This allowed for the current shopfront to be installed.

In May 2016 permission was granted for the erection of a timber canopy enclosure to the existing external seating area (ref: 111608/FO/2016/C1). In granting this consent the Council raised no issue with further, contemporary style development on this front part of the site. Indeed, the principle of a shelter to enclose the seating area and provide weather support was wholly supported.

Surrounding Area

A covered canopy associated with restaurant and bar units is a common feature within not just Manchester City Centre but also within the more specifically designated Deansgate/Peter Street Conservation Area. Permanent structures that constitute covered external seating areas can be found at Zouk on Chester Street where planning permission was granted under refs: 07/4859/FU/2005/C3 and 075944/FO/2005/C3. Permission was also recently granted at the neighbouring Rudy's Pizza restaurant for a canopy that almost mirrors what is being proposed under this application. The neighbouring canopy can be seen at the image below:



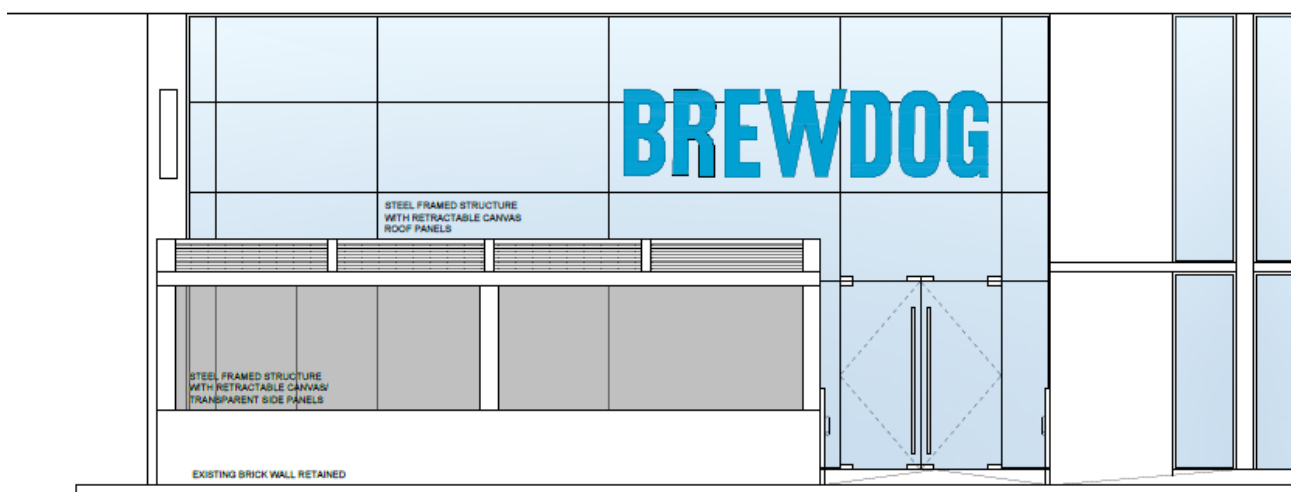
The applicant is seeking permission for a fixed canopy to mirror the design of the neighbouring canopy at Rudy's.

The premise of covered external seating areas is also prevalent within the Deansgate/Peters Walk Conservation Area where restaurants Australasia and Wahu have secured planning permission to develop attractive covered external seating areas (via refs: 102218/FO/2013/C1 and 106150/FO/2014/C1 -

respectively). These approved works help provide unique and well-designed spaces that add to the service provided and are crucial to the operation of the two applicants. These applications show the progressive

Application Proposals

Permission is sought for the installation of a fixed canopy structure above the existing seating area to the front of the bar. The canopy will feature a lightweight steel frame, with retractable canvas orof panels so that it can remain open during warm weather. It will also feature retractable canvas/transparent side panels so that the building to the rearremains clearly visible and that the impact on the wider conservation area/surrounding listed buildings is minimised. The proposed structure can be seen below and on the accompanying plans and elevations:



The key benefit of the structure will be to provide weather protection for the external area during the colder months.

Relevant Planning Policy

The Manchester Local Plan comprises of the Core Strategy (2012), Proposals Map (2012), Extant Unitary Development Plan (UDP) (1995 saved 2012), Greater Manchester Joint Waste DPD (2012) and Greater Manchester Joint Minerals DPD (2013). The National Planning Policy Framework (NPPF, 2019) is a material consideration. The Proposals Map designates the site as within the Manchester City Centre and St John Street Conservation Area.

Manchester Local Plan- Core Strategy (adopted 2012)

The Core Strategy was adopted in July 2012, and forms the key Development Plan Document against which proposals for development will be judged. The policies of relevance are listed below.

Policy EC1 seeks to support the City's economic growth. Similarly, **Policy EC3** confirms that commercial development will be encouraged in the regional centre.

Policy CC9 relates to design and heritage. Development should preserve or enhance the heritage assets and ensure complementarity of function and form.

Policy C10 states 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. The policy states that this is subject to the proposed development's cumulative impact, residential amenity and balance of both the day-time and night-time economies whilst not undermining the role of the primary shopping area. The Council recognises in the policy that a vibrant evening economy is important to the well-being of its residents and as a source of economic activity.

Policy EN3 includes the policies for heritage assets. Development should preserve or enhance the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Manchester Local Plan- Extant UDP (adopted 1995, saved 2012)

The UDP was superseded by the Core Strategy. However, a number of UDP policies have been 'saved'. The extant policies of relevance are listed below:

Policy DC10.1 sets out that food and drink uses should not have an impact on the surrounding amenities, as well as ensure access for all.

Policy DC18.1 relates to conservation areas. Development should pay regard to the existing character of the conservation area and seek preserve or enhance the setting.

Policy DC26.1 requires noise generating development to be sited in appropriate locations and limit the impact on noise to the surrounding area.

Planning and Heritage Assessment

The application site in itself is not considered a site of specific importance; however, the site lies within the Deansgate/Peter Street Conservation Area and also sits alongside a number of nationally listed buildings including the adjoining building to the east Harvester House (GII), The Free Trade Hall (GII*) directly opposite and the Albert Memorial Hall (GII) to the west.

The Deansgate/Peter Street Conservation Area was first designated on 26 June 1985 following the re-classification of the city centre so as to preserve the distinctive characters that exists within the city centre. Deansgate/Peter Street forms a large part of the original Victorian City Centre and incorporates Castlefield, Parsonage Gardens, St Ann's Square, Albert Square and Cathedral Conservation Areas. The junction between Peter Street, Quay Street and Deansgate which bisects the two is considered the most important feature of the townscape where protected views of the cathedral along Deansgate can be observed. The point at which these streets intersect are not perpendicular and these slight changes of direction has meant that no plot within the Conservation Area is rectangular, resulting in more interesting and diverse architecture ranging from the 17th Century to highly contemporary buildings being sited side by side.

In its guidance published on the Conservation Areas webpage, Manchester Council state that development should look to reinstate the linear 'street wall' and that incidental or containing spaces should be rationalised so as to improve the quality of the built environment.

It is clear from the brief review of the historic assets and designations close to the site that the historic significance relevant to these proposals relate to the setting of the conservation area and the surrounding listed buildings. However, it is also important to acknowledge the current host building does not contribute to the archaeological, artistic or historic interests of the Conservation Area and occupies an "interstitial space".

The shopfront of the application site is currently set back from the main street wall, where a brick dwarf wall currently delineates a paved containing site that is used for external seating to the bar. The proposals in this application will rationalise this containing space and enhance the already approved timber canopy arrangement that gives the intermittent space coherence as part of the bar. Indeed, the introduction of the interesting canopy will also extend the commercial activity of the bar further forward to the street wall.

However, the canopy is lightweight in design and will mirror what has been installed at the neighbouring premises therefore providing consistency to this section of the Conservation Area. It will feature a retractable roof so that views of local historic assets and surrounding conservation area are preserved.. The settings of the heritage assets are maintained through high quality design and choice of materials. The contemporary design is aligned to the host building and the diversity in the architectural styles along Peter Street. It specifically contrasts with the period listed buildings along the street, adding interest to the currently blank, dull post-war façade.

This proposal represents a significant investment from our client into integrating this tired and interstitial space to the front of the application unit, into the wider street scene of Peter Street and the Conservation Area. The building itself is considered to be unattractive, and the proposals will help upgrade and improve its appearance, adding interest to the façade and enhancing the setting of the surrounding historic buildings.

The Council have previously allowed an almost identical canopy at the site, however this has now lapsed and it is therefore necessary to apply for a new canopy. The principle has already been accepted, and there is an identical structure at the neighbouring unit, so the proposal should also be granted here.

It is for these reasons that this scheme is acceptable within the Conservation Area and the council's strategic planning direction as set out in policy EN3 and the guidance published online.

The existing Brewdog bar, and the external area is dated and in need of refurbishment. The application proposals put forward as part of this application build on the premise set in application 111608/FO/2016/C1 for utilising the interstitial space to the front of the unit which is now tired and dilapidated. What is proposed will provide an exciting and positive solution which will rationalise the external seating provision.

The structure will feature a lightweight fabric roof providing shelter from customers throughout the colder winter months. The proposals will therefore help to refresh the buildings elevations by introducing an exciting and vibrant pergola structure that is respectful to the designated heritage assets at the site. Further, the changes will support the long-term viability and vitality of the site by allowing the terrace to be used throughout the year, therefore meeting the aspirations of Edinburgh policies which encourage development that enhances the character, attractiveness, vitality and accessibility of the City Centre.

With regards to amenity, it should be noted that this is an established seating area that has already been approved in connection to the ground floor bar. The addition of a canopy will not increase noise levels at the site in anyway, rather it will actually act as a noise barrier preventing noise from travelling upwards to the neighbouring properties. The proposal should therefore be deemed acceptable from a noise perspective.

Conclusions

Overall it is considered that provision of a fixed canopy structure above the seating area is acceptable, having regard to the relevant planning policies and surrounding examples and planning history. The canopy is of an appropriate scale and design and will ensure the listed façade of the listed building is not compromised in anyway. It will simply provide the external seating area with weather protection during the warmer months, thus ensuring a viable long-term use that will enhance the vitality and viability of the Conservation Area to its benefit and, on this basis, should be welcomed by Manchester officers.

I therefore trust that Officers have sufficient information in order to validate and approve the application in due course. However, should you have any queries, please don't hesitate to contact me. Otherwise, I look forward to discussing the application proposals with you in due course.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Mark Shearman', written in a cursive style.

MARK SHEARMAN
Director