



Stonegate Group

The White Lion Hotel

43 Liverpool Road, Manchester, M3 4NQ
Planning Statement



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Planning Potential Ltd

London

Magdalen House
148 Tooley Street
London SE1 2TU
T: 020 7357 8000

Harrogate

Suite 19, 1 Cardale Park
Beckwith Head Road
Harrogate HG3 1RY
T: 01423 502115

Bristol

Runway East
1 Victoria Street
Bristol BS1 6AA
T: 0117 214 1820

Newcastle

Merchant House
30 Cloth Market
Newcastle upon Tyne NE1 1EE
T: 01423 502 115

Report Author: Sam Deegan

sam.deegan@planningpotential.co.uk

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1. Introduction

- 1.1. This Planning Statement has been prepared by Planning potential on behalf of Craft Union Pub Co. (part of the Stonegate Group), who are seeking to obtain full planning permission for a new outdoor seating area, at land adjacent to The White Lion Hotel, Liverpool Road, Manchester, M3 4NQ.
- 1.2. This planning application follows the refusal of planning application 133513/FO/2022, which sought permission for a permanent outdoor seating arrangement, including timber structure with awning and planters. In response to the concerns raised by the Council in its assessment of the refused application, the applicant has made a number of changes to the proposal, namely removing all of the permanent fixtures.
- 1.3. The application site is an area of hardstanding immediately to the west of the White Lion Hotel, a three storey end of terrace pub on Liverpool Road. The site sits in the Castlefield Conservation Area and to the south is the site of the Roman Fort. As part of the assessment of planning application 133513/FO/2022, the Council considered the White Lion Hotel to be a non-designated heritage asset.
- 1.4. The site has benefitted from an outdoor seating area since planning permission (ref: 052705/FU/CITY3/98) was granted in 1998 for tables and chairs outside of the public house. The former area measures 16.8m wide by 10.8m long and can accommodate approximately. 24 tables and 96 people. The outdoor area, tables, chairs and umbrellas on offer do not complement the area, but it continues to feature as a key asset for the pub all year round.
- 1.5. The proposed amendment of the outdoor seating area proposes firstly a reconfiguration of the area permitted for The White Lion Hotel's licenced service, but also seeks to upgrade what is becoming an unfavourable feature in terms of its condition and practicality. The proposal seeks to introduce moveable planters, tables, chairs and parasols that will be stored securely after hours.
- 1.6. This statement comprises the following sections:
 - Section 2 – Overview of the Craft Union Pub Co. / The Stonegate Group;
 - Section 3 – Site Description
 - Section 4 – The Proposals
 - Section 5 – Planning Policy Review
 - Section 6 - Planning Assessment
 - Section 7 - Conclusion
- 1.7. A suite of supporting drawings and documents has also been submitted alongside this Planning Statement. This includes:
 - Site Location Plan;
 - Drawings of the existing ground floor layout, proposed ground floor layout, and the proposed elevations of the external area, all produced by DRD Architecture and Interior Design;
 - Photographs of the external seating area at White Lion Hotel;
 - Heritage Statement
 - Environmental Noise Impact Assessment, produced by ADT Consultants;
 - Management Plan

2. Craft Union Pub Co. / The Stonegate Group

- 2.1. The Stonegate Group, who are the owners of The White Lion Hotel, are seeking to expand their operation of public houses under their 'Craft Union Pub Co.' subsidiary.
- 2.2. The Stonegate Group was formed in 2010 with 333 sites in its portfolio and has since grown to become the largest pub group in the UK, boasting over 4,500 premises. The Stonegate Group believe that pubs sit in the heart of British culture, and the group's expansion over the 12 years since forming is testament to their desire to keep this culture thriving, through keeping great pubs alive and offering great customer service.
- 2.3. Craft Union, who operate under the Stonegate umbrella, are renowned for galvanising traditional, characteristic pubs, with the intention of reinstating them into the heart of the communities in which they serve. In alignment with the principles of the Stonegate Group, Craft Union seek to build great pubs through a three-pronged approach; employing great people; incorporating great design; and offering great choice and value in the range of refreshments and entertainment served.
- 2.4. In essence, Craft Union look to mould their pubs into settings in which customers feel a sense of being in a home-from-home.

3. The Site

- 3.1. The White Lion Hotel sits midway along Liverpool Road, circa 1 mile southwest of Manchester city centre. The White Lion Hotel occupies a corner plot of a row of terraces along the southern element of Liverpool Road.
- 3.2. The pub is a 3-storey building, although the premises solely opens the ground floor to serve its hospitality function. The exterior of the pub is comprised of traditional local red brickwork, supplemented by black signage and gold lettering which assert the pub's presence amongst the streetscape, displaying the archetypal exterior of a traditional British public house. The Council considered the White Lion Hotel to be a non-designated heritage asset.
- 3.3. The former external seating area consisted of numerous wooden table/bench units and umbrellas and was bounded by aging wood out of keeping with its surroundings. The external seating area was a key feature of the pub, in terms of appeal and business.
- 3.4. The external seating area sits adjacent to Collier Road amongst an area of open public realm at the north of Castlefield Urban Heritage Park (CUHP) which incorporates remains of Manchester's Roman Fort.
- 3.5. The setting of the conservation area and numerous heritage assets, which synergise with contemporary mixed-use assets in Castlefield, mean that the external area of The White Lion Hotel would be adapted to better complement Castlefield's existing form and composition (policy CC9).

Surrounding area

- 3.6. The pub faces northbound onto a range of professional services and heritage assets with mixed uses, including the Science and Industry Museum: Air and Space Hall on Liverpool Road, which is grade II listed. The White Lion Hotel is bounded by residential property on its immediate eastern elevation, whilst to the west is the Castlefield Urban Heritage Park.
- 3.7. The proposal site sits in the Castlefield Conservation Area, specifically along the north-eastern boundary of the Castlegate Urban Heritage Park, which encompasses the ruins of the Roman fort. No.'s 29-41 (running odd) along Liverpool Road, which border the White Lion Hotel Pub to its eastern elevation, are also grade II listed.
- 3.8. Liverpool Road runs along the northern elevation of the proposal site, and comprises a mixture of residential properties, hospitality and hot food venues, professional and retail services, and car parking. The popular Deansgate area of Manchester sits at the eastern boundary of Liverpool Road.
- 3.9. The site sits within an area designated as flood zone 1, meaning there is a low probability of the site being susceptible to flooding (see PPG paragraph 065 Reference ID: 7-065-20140306). A flood risk assessment (FRA) is therefore unnecessary for the development proposals, as is the need to apply sequential testing to the site.

Site Accessibility

- 3.10. The access point to The White Lion Hotel is immediately off Liverpool Road which runs along the northern elevation of the site.
- 3.11. The proposal site has established linkages to both Castlegate and Deansgate. The Deansgate-Castlefield Metrolink station, which is less than 0.3 miles from The White Lion Hotel, whilst several bus routes exist along Deansgate, including the frequent no.33 bus. Public transport facilities along Liverpool Road and at Deansgate provide high accessibility to other areas of Greater Manchester.
- 3.12. There are numerous car parks in the vicinity of the site, such as Stone Street and Water Street, which provide feasible private vehicle parking.
- 3.13. Clear and established footpaths exist along Liverpool Road, and throughout the surrounding built environment, providing straightforward pedestrian accessibility between the site and Manchester City Centre.
- 3.14. Based on the above, the proposal site can be considered to exist in a sustainable location considering the array of transport services and infrastructures present in the area.

Planning History

- 3.15. The site is light in terms of planning history, and the volume of planning documents published online are limited, as all associated planning histories precede the year 2000. Relevant planning histories attached to the White Lion Hotel are cited below:
 - 055744/FO/CITY3/98 – Elevational alterations – permission granted 19/05/1999

- 056182/AO/CITY3/99 – Illumination of fascia name signs and frontage – permission granted 19/05/1999

3.16. There are previous planning history attached to the external seating area to which this new application relates:

- 053705/FU/CITY3/98 - Siting of non-permanent tables and chairs - permission granted 26/05/1999
- 133513/FO/2022 – Erection of a timber structure, with associated awning and platers, associate with an outside seating area – permission refused 17.11.2022.

3.17. The Castlefield Forum had progressed a crowdfunded scheme in 2016 which sought to upgrade the public realm of the Roman Gardens:

- 113460/FO/2016 - Public realm improvements, landscaping and heritage improvement works to the Roman Gardens – permission granted 05/08/2016. These works were never implemented.

4. The Proposals

- 4.1. This planning application seeks full planning permission for a new external seating area, including moveable planters and parasols at land adjacent to The White Lion Hotel, Liverpool Road, Manchester, M3 4NQ.
- 4.2. Our client wishes to formalise planning arrangements for the external area by installing three parasols with covered bases and moveable planters that will ensure the area is defined., improving the experience of customers and the operational arrangements at the premises.
- 4.3. The parasols are a high quality, light weight design providing a weather solution and subsequently the opportunity to host patrons outdoors all year round should they wish, something which is unrealistic to achieve given the condition and current arrangement.
- 4.4. The proposed outdoor area will measure 15.7m x 10.7, a decrease on the area of the existing 16.8m x 10.8m space occupied by the former outdoor area.
- 4.5. Each of the three parasols will measure 5 sq.m when opened and will be set within a moveable base surrounded by cover, to ensure the bases don't become a potential trip hazard for customers and staff. The parasols will cover approx. 4 tables each. 24 tables accommodating 96 seats are proposed but all of these will be stacked and store within the designated space at the end of trading day/ evening – as seen on drawing 1960.02 Rev A.
- 4.6. This arrangement ensures a sufficient level of customers can enjoy the area comfortably without compromising spatial requirements, meaning there is limited scope for overcrowding and staff are capable of managing the volume of customers using the area. The new arrangement therefore will significantly enhance the year-round vitality and viability of the public house due to the spatial comfort and improved manageability of the area.
- 4.7. The access and exit points into the external seating area have also been repositioned. Previously, the area could be accessed close to the residential properties, the proposed access is now positioned adjacent to Liverpool Road and the far western boundary of the seating area. The repositioning of the access / exit points will ensure that any noise generated by patrons leaving the site will be far away from residential properties. An exit will be located on the southern side of the outdoor area but only used as a means of escape.
- 4.8. The boundary treatments will incorporate moveable timber barriers and planters – this detail can be clearly seen on the proposed elevations. The free-standing mobile timber planters will be fitted with inter-locking device to secure when placed in position and will be made of pressure treated timber, a natural finish.
- 4.9. The proposal would enable a comfortable, weather-friendly, and aesthetically appropriate outdoor seating area, with the redesign enabling the historic pub to contemporarily bind alongside the surrounding built environment in which it sits.
- 4.10. The outside seating area would be in operation Sunday to Thursday until 22:00 and Fridays and Saturdays 22:30. The outdoor area will not be used for outdoor events, live or recorded music or external speakers. A management plan is submitted in support of the application to demonstrate the safe and efficient management of the reconfigured outdoor seating area.

5. Planning Policy Review

- 5.1. The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, (when taken as a whole) unless material considerations indicate otherwise.

NPPF

- 5.2. The content of the NPPF (July 2021) is a material consideration.
- 5.3. Paragraph 9 of the National Planning Policy Framework (NPPF) states that planning decisions should play an active role in guiding development towards sustainable development, but in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area.
- 5.4. Paragraph 11 states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
- 5.5. The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. The NPPF adds that developments should be safe and accessible.
- 5.6. Paragraph 39 asserts the value of early engagement between developer and local authority, particularly via pre-application services, in achieving appropriate proposals.
- 5.7. Section 8 details how, through planning, developments can contribute towards building a strong and competitive economy. Within this section, paragraph 81 emphasises the need for planning to facilitate business investment, expanding, and adaptation, based on local needs.
- 5.8. Paragraph 92 aims to build healthy, safe, and inclusive places, which are capable of fostering social interaction between a range of people (92a), whilst paragraph 93 seeks to achieve the social, recreational, and cultural facilities needed within communities.
- 5.9. Section 12 sets precedent by which planning can achieve well-designed places, which is a key component of what constitutes sustainable development.
- 5.10. Section 16 stresses the importance of conserving and enhancing the historic environment, ensuring developments do not lessen the value of heritage assets nor the enjoyment that can be obtained from distinctive local character features.

Planning Practice Guidance (PPG)

- 5.11. The National Design Guide outlines 10 characteristics that should be followed in the achievement of good design (paragraph 001 Reference ID: 26-001-20191001).
- 5.12. Pre-application discussions should be used to assist in developing well-designed places (paragraph 009 Reference ID: 26-009-20191001).
- 5.13. Paragraph 002 Reference ID: 18a-002-20190723 outlines what is meant by conservation and enhancement in respect of heritage assets, whilst paragraph 008 outlines how detriment to assets can be mitigated and avoided if possible (Reference ID: 18a-008-20190723).

Manchester's Local Plan

- 5.14. Manchester's local plan guides development across the local authority area. The local plan consists of 5 documents; the Core Strategy; the Interactive Proposals Map; Extant (Remaining) Unitary Development Plan Policies; Greater Manchester Joint Waste DPD; Greater Manchester Joint Minerals DPD. The latter two of these documents is not relevant to the development proposals of our client.
- 5.15. Key policies from within the relevant local plan documents are detailed below.

Core Strategy 2012-2027 (adopted July 2012)

- 5.16. Manchester Core Strategy is the key development plan document (DPD) in Manchester's Local Plan, setting the spatial policy framework against which developments in the area will be determined for the period until 2021.
- 5.17. Key policies relevant to the determination of this application are listed below:
- *SO1. Spatial Principles* – The requirement to delivery a high quality schemes that reflect the local context
 - *SO2. Economy* – appropriate support will be given to proposals that support local businesses, subject to the proposals adhering with the other local plan policy requirements.
 - *CC8 Change and Renewal* – appropriate support will be provided to schemes which are likely to contribute to the promotion or improvement of social, economic, or environmental wellbeing.
 - *CC9 Design and Heritage* -design must be of the highest aesthetic and functional standard, preserving and enhancing local heritage assets where possible.
 - *CC10 A Place for Everyone*– the city centre will develop to appeal to a wide range of both residents and visitors.
 - *C10 Leisure and the Evening Economy* – new or re- development which supports the evening economy will be permitted, assuming it does not burden residential amenity, does not contribute to the detriment of centre viability or vitality, and can support both day and night-time economies.
 - *EN1 Design Principles and Strategic Character Areas*– development should follow the seven principles of urban design and show regard to the strategic character area within which they sit.
 - *EN3 Heritage* - development that complements and takes advantage of Manchester's distinct historic and heritage features will be encouraged.
 - *DM1 Development Management* – seeks to ensure that new developments contribute positively to the local environment.

Extant Unitary Development Policies (UDP)

- 5.18. Some of the policies of the previously adopted Unitary Development Plan document for Manchester, which was superseded by the Core Strategy for the period between 2012-2027, bear some relevance and were carried forth into the updated local plan. Policies carried into the new local plan are as follows:
- *DC18.1 Conservation Areas* – careful consideration will be taken when determining proposals which may affect heritage assets, with preservation and enhancement of historic character being the key aspiration.
 - *DC19 Listed Buildings* – due regards is required to ensure there will be no impact on the setting of nearby listed building and other identified heritage assets.
 - *DC20.1 Archaeology* - careful consideration will be shown to proposals affecting scheduled Ancient Monuments and sites of archaeological interests to ensure their preservation in place.
 - *CD26 Development and Noise* – proposals must demonstrate that they will not cause undue impact, noise and disturbance on nearby residential amenity.

Castlefield Conservation Area

- 5.19. Designated in 1979, the conservation area's boundary follows the River Irwell, New Quay Street, Quay Street, Lower Bryom Street, Culvercliff Walk, Camp Street, Deansgate, Bridgewater Viaduct, Chester Road, Arundell Street, Ellemere Street, Egerton Street, Dawson Street and Regent Road. The area was extended in June 1985 by the addition of land bounded by Ellesmere Street, Hulme Hall Road and the River Irwell.
- 5.20. The Castlefield area has evolved over many years and the elevated railway viaducts, canals and rivers create a multi-level environment. It has a mixture of buildings from small scale housing to large warehouses and modern buildings. There are a variety of building materials, which tend to be urban and industrial in character.

- 5.21. Further development can take place that respects the character of the area, and there is room for more commercial property. The height and scale, the colour, form, massing and materials of new buildings should relate to the existing high-quality structures and complement them. This approach leave scope for innovation, provided that new proposals enhance the area. The diversity of form and style found in existing structures offers flexibility to designers.

Supplementary Planning Documents (SPDs)

- 5.22. The *'Guide to Development in Manchester – Supplementary Planning Document and Planning Guidance'* (adopted April 2007) issues guidance in the preparation of Design and Access Statements which support planning applications. The document is outdated as it expands on the policies set within the now superseded Manchester Unitary Development Plan, however a lot of principles can and have been translated into the Design and Access Statement submitted alongside this planning statement.
- 5.23. Other Manchester City Council SPDs have no applicability to the development proposals.

Neighbourhood Plans

- 5.24. Manchester does not currently have any adopted neighbourhood plans.
- 5.25. The Castlefield Forum had an application refused by Manchester City Council for the designation of a Neighbourhood Area in Castlefield. The council alternatively designated an alternative area as the Castlefield Neighbourhood Area, different to the one applied for by the Castlefield Forum, this area is not designated as a business area (October 2016). A neighbourhood plan document has not yet been developed for the area.

6. Planning Assessment

6.1. The main considerations in assessing this planning application are:

- Principle of development;
- Impact on Visual amenity
- Impact on Archaeology
- Impact on the Historic Environment
- Impact on Residential Amenity
- Designing out Crime (Management Plan)

These matters will be assessed against the relevant national and local policies and will demonstrate that the proposals are entirely acceptable.

6.2. It is worth noting from the outset that there are no policies within the Manchester Local Plan which seek to prevent proposals of this nature.

Principle of Development

- 6.3. The principle of development is to change the use and reconfigure the pavement area to the adjacent west of the pub, to create a more hospitable and practical outdoor social environment. The proposals do not represent any significant distancing from previous arrangements for the area, but provide a preferable and functional outdoor area which is considerate of the wider aspiration for delivering an enhanced Roman Gardens.
- 6.4. The proposals are suitable for fulfilling our client's service aspirations and would form a service asset in amongst the surrounding heritage assets and conservation area of Castlefield (see policies CC4, CC9, C10 and EN4). The arrangement ensures an appropriate number of customers can be comfortably accommodated without compromising spatial requirements, limiting the scope for overcrowding, and ensuring the improved manageability of the area by staff at all times.
- 6.5. The new arrangement will be operationally preferable for the venue and will significantly enhance the year-round vitality and viability of the public house. A Management Plan has been produced in support of the proposals, which outlines the span of measures which will be followed to ensure safe and efficient operation of the external area by the occupant – this document is discussed further in paragraphs 6.37-6.41 below.
- 6.6. The existing premises' sustainable location means that the site is accessible by citizens and visitors, and can enhance the surrounding socio-economic environment, facilitating opportunities for social interaction in more hospitable external environment that simultaneously enables the enjoyment of the surrounding context (see core strategy policies SO2 *Economy* and CC10 *A Place for Everyone*, as well as NPPF paragraph 92a).
- 6.7. The subject area is currently in use by our client who are utilising a temporary arrangement of tables and chairs, surrounded by moveable windbreaks which define the area in line with the terms of their pavement licence. It is therefore acknowledged that the licencing process has established our client as a safe and suitable operator for such an arrangement, which the process had also deemed as acceptable in principle in this location.

Impact on Visual Amenity

- 6.8. The proposals are centred around the integration of three parasols with covered bases, alongside a boundary treatment comprising moveable timber barriers and planters, which will provide a defined area which simultaneously provides a weather solution which supports the enjoyment of the external area on a year-round basis.
- 6.9. As described above, the parasols are high quality and light weight in their design and have covered bases which eradicate these existing as a trip hazard for both customers and staff. The parasols will not always be opened.
- 6.10. The proposals do not represent an overly significant distancing from the present temporary arrangement in this location which is permitted per licence (see paragraph 6.7 above), in that furnishings will be moveable and are lightweight in appearance.

- 6.11. The free-standing mobile timber planters will be made of pressure treated timber, a natural finish, which is of a soft and contextually appropriate aesthetic, which characteristically binds the area to both The White Lion Hotel and the setting of the Roman Gardens.
- 6.12. Our client has worked proactively with the LPA, local councillors and the Castlefield Forum when establishing a suitable design for the external area. The proposals for the external area are now considered to demonstrate a complementary aesthetic to the conservation area and nearby listed buildings, with the parasols and boundary treatment for the area demonstrating minimalism in their form, which will effectively define the external area without detracting from the surrounding character or setting of the conservation area.
- 6.13. The proposed outdoor area represents a reduction in area when compared to the space which had been occupied by the former outdoor area for the venue. This in itself reduces any perceived visual impact in relation to the surrounding conservation area context, and its permeability also enables the retention of key vistas through the Roman Gardens, notably from the northeast looking southwards along the Roman Road.
- 6.14. The permeability of the area allows for the sustained enjoyment of the Roman Garden's historic features by passing pedestrians, and an enhances the scope for customers to enjoy the surrounding historic environment alongside the quality hospitality offering of our client.
- 6.15. The proposal would enable a comfortable, weather-friendly, and aesthetically appropriate outdoor seating area, with the redesign demonstrating a reduced scale of furnishings sited in a manner which binds alongside the historic pub and to the surrounding built environment in which it sits. The proposals seek to introduce well designed, moveable features/ fixtures into the space that will have no impact on visual amenity.
- 6.16. It is therefore considered that the proposals are reflective of the aspirations of relevant core strategy policies SP1 *Spatial Principles*, SO6 *Environment*, CC8 *Change and Renewal*, CC9 *Design and Heritage*, EN1 *Design principles and strategic character areas*, and EN3 *Heritage*, as well as relevant paragraphs from NPPF section 16.

Impact on Archaeology

- 6.17. The previous external area arrangement required the securing of external furnishings to the surface, which was considered to represent a contradiction from saved UDP policy DC20 *Archaeology*, given the potential for impact to sub-surface archaeological deposits associated with the Roman Road and Roman Fort.
- 6.18. Greater Manchester Archaeology Advisory Service (GMAAS) had advised during the determination of the refused scheme that there could be Roman remains at shallow depths beneath the development site. As part of Craft Union's ethos of retaining character and tradition in it's venues, the client was eager to eradicate the risk of detriment to possible archaeological remains, subsequently opting for a non-intrusive scheme of proposals.
- 6.19. The new proposals will provide parasols and boundary treatment which will sit atop the existing surface and will not involve any intrusive works during or as a result of the development, thus avoiding any possible impact to archaeology beneath the site. As such, the development is now considered appropriate in light of saved policy DC20 and appeasing to any previous concerns relating to impact on archaeology.

Impact on the Historic Environment

- 6.20. It is acknowledged that the site is situated prominently on Liverpool Road and in close proximity to an array of locally and statutorily significant historic features, with numerous listed buildings in the vicinity within the Castlefield conservation area.
- 6.21. During the determination of the previous application, the LPA considered The White Lion Hotel to be a non-designated heritage asset (NDHA), and as such, in addition to consideration of the impact of the proposals of the setting and character of the surrounding conservation area and listed structures, the same considerations must also be made against the host property.
- 6.22. Paragraph 199 of the NPPF states that it is necessary to assess whether the impact of the development suitably conserves the significance of the heritage assets, with great weight being given to the conservation of affected assets. By virtue of the NDHA designation, the occupation and active conservation of The White Lion Hotel provides a clear public benefit, something which will be facilitated by the usage of the external area as part of the hospitality offer of the venue.
- 6.23. The use of the subject area as ancillary to the pub will contribute to securing its vitality and viability, when it is well-known that the hospitality sector has struggled significantly over recent years, due to economic hardship stemming from both the COVID-19 pandemic, and the ongoing energy and cost of living crises.

- 6.24. NPPF paragraph 199 also refers to the surrounding conservation area context, and in this case, the variety of proximal assets which sit within the Castlefield Conservation Area, and specifically the Roman Gardens, in which the subject site sits. NPPF paragraph 202 considers the need for developments to demonstrate clear public benefits which would in any instance outweigh any perceived harm caused by the development proposals to heritage assets.
- 6.25. As with the previous development proposals, it is considered that the revised scheme demonstrates no physical impact and subsequently **no harm** to the non-designated heritage asset, conservation area, listed buildings, or other assets – subsequently paragraphs 201 and 202 of the NPPF would not be engaged. The reconfigured design, with its minimalist form and complementary material palette, would aesthetically complement the existing building and not impinge of the gardens, whilst delivering a service asset to our client which secures the viability and active conservation of the host NDHA whilst preserving and enhancing the scope of public enjoyment towards the key features of the surrounding historic context.
- 6.26. Equally, the revised area to be occupied by the development proposals are considered to be more appropriate in preserving the key views across the Roman Gardens, looking both northwards from the Viaduct onto Liverpool Road and southwards from the latter onto along the Roman Road. The legible relationship between the pub and the surrounding context which exists at present and had done priorly when the previous external area was in operation, is maintained and is unaffected by the proposals which are minor in scale and clearly subservient aesthetically to the pub and the key features of what is perceived to be a sensitive heritage context.
- 6.27. The design of the newly proposed external area arrangement will allow for views across the area to be better enjoyed by passing pedestrians, due to the increased permeability which has been introduced by a revised approach to shelter and boundary treatment. This design will equally enable the external area to feature as a service asset for our venue, offering an uncompromised opportunity for customers to enjoy the character and setting of the surrounding conservation area context, all whilst being able to enjoy the quality hospitality offering provided by our client.
- 6.28. In light of the above, it is now considered that the proposals are suitable in light of the requirements of section 16 of the NPPF, and which are acceptable when considered against core strategy policies CC9 *Design and Heritage*, EN1 *Design principles and strategic character areas*, and EN3 *Heritage*, as well as saved policies DC18 *Conservation Areas*, and DC19 *Listed Buildings*.
- 6.29. To supplement the planning application, a Heritage Statement has been prepared by Heritage Potential, which comprehensively examines the impact and contributions of the proposals to the subject asset and surrounding conservation area in greater detail, with reference to the relevant aspects of both local and national policy directives.

Impact on residential amenity

- 6.30. It is well known that historically, an external area had existed in the same area as the development proposals, with this outside seating arrangement initially obtaining planning consent in 1998 – this area had operated as ancillary to The White Lion Hotel.
- 6.31. A tables and chair licence is in place until April 2023, which requires the seating area to close at 23:00. As part of the development proposals, operation of the external area will cease at 22:00 Sunday – Thursday and at 22:30 on Fridays and Saturdays (see External Area Management Plan), subsequently allowing a period in which tables and chairs are able to be cleared and stored prior to total closure of the area at 23:00. The outdoor area will not be used for outdoor events, live or recorded music or external speakers.
- 6.32. As described in section 4, the access and exit points into the external seating area have also been repositioned away from neighbouring residential properties to now sit adjacent to Liverpool Road and the far western boundary of the seating area, ensuring that any noise generated by patrons leaving the site is distant from residential properties.
- 6.33. A management plan has been submitted in support of the application to demonstrate the safe and efficient management of the reconfigured outdoor seating area, this is discussed in greater detail within the following subsection.
- 6.34. An Environmental Noise Impact Assessment (ENIA) has been prepared by ADT (report ref. 3340/ENIA) in support of the development proposals. The ENIA considers that given no change to the premises licence or to the terms of operation of the external area, and the similar nature of the development proposals to the existing arrangement, no net change in noise emissions is anticipated.
- 6.35. The ENIA acknowledges the enhanced mitigation provided by increased distance from nearest residential properties, which would reduce the net noise emission from the area, which in any instance would be justifiable in light of the ambient noise environment. In this regard, the development proposals are preferable and will actually enhance amenity conditions for surrounding properties.

- 6.36. Considering the above, the development proposals are appropriate in consideration of relevant development plan policies, notably policy S06 *Environment*, and saved UDP policy DC26 *Development and Noise*.

Designing Out Crime

- 6.37. When consulted on the refused development, Manchester's Designing out Crime (DoC) team raised no objection to the development proposals, subject to concurrence with a series of recommended mitigation measures which would minimise opportunities for crime or antisocial behaviour resulting from the development. The principle and nature of this proposal replicates the scheme which the DoC team had commented on, and as such, it is anticipated that the proposals are suitable.
- 6.38. In any instance, the client is committed to enhancing and preserving a high standard of safety and security of the venue, and for the area at the subject of the development proposals.
- 6.39. Measures for ensuring the safety of staff and customer, and mitigation against any possible incidents of crime or ASB are translated into a Management Plan (MP) which has been submitted as part of this planning submission. Compliance with the MP would be secured by condition on any formal planning consent, with the content of the document being considerate of the measures recommended by the DoC team within their consultation response against the previous application.
- 6.40. The MP outlines the general practice which the venue must operate in order to comply with relevant licencing protocols, and outlines how staff will be trained to comply with the MP and the operational requirements set within. The document also outlines all safety and CCTV measures which are set at the venue by the client, whilst detailing the operating / hours of use of the external area as well as the dispersal policy of the premises.
- 6.41. The development proposals will therefore secure a safe and suitable arrangement, which is operationally preferable and capable of reducing possible instances of crime and ASB.

7. Conclusion

- 7.1. The proposal seeks to obtain full planning permission for a new external seating area at land adjacent to The White Lion Hotel, Liverpool Road, Manchester, M3 4NQ.
- 7.2. The scheme of proposals has been moulded following proactive correspondence held with Manchester City Council as part of their pre-application service, as well as through an internally held stakeholder consultation events held at the site, and further informed by the recent refusal of LPA ref. 133513/FO/2022.
- 7.3. The application is testament to our client's commitment to deliver a scheme which fulfils the desired vision for the surrounding area by both the LPA and the surrounding community, a premise which will continue following the determination of the planning application.
- 7.4. This Planning Statement, and the accompanying Heritage Statement, demonstrates that the principal issues associated with the proposed external area arrangement are acceptable in policy terms..
- 7.5. The benefits attached to the proposals include; enhanced viability and active occupation of an NDHA; the improved appearance of the external area amongst the surrounding built and historic context; conservation of key views and vistas through the Roman Gardens; and the enhanced opportunity for visitors and citizens to enjoy the character and setting of the surrounding context simultaneous to the quality hospitality offer of our client.
- 7.6. Granting this permission will enable the Stonegate Group, under their 'Craft Union' subsidiary, to provision a more hospitable service in the external area adjacent to the White Lion's premises, via a well-designed minimalist arrangement which is not intrusive to the neighbouring Roman Fort or other heritage assets in Castlefield.
- 7.7. The proposals comprise the integration of 3no. parasols with covered bases and moveable planters that will ensure the area is defined, without the need for intrusive works to secure the fixtures. The proposed outdoor area will measure 15.7m x 10.7, a decrease on the area of the existing 16.8m x 10.8m space occupied by the former outdoor area, with the parasols covering approximately 4no. tables each, equating to a total of 24no. tables and 96 seats.
- 7.8. The proposals will enhance the experience of customers and the operational preferability of arrangements at the premises, whilst simultaneously not detracting from wider public enjoyment of the heritage context of the surrounding environment. The proposals will provide a favourable service arrangement which is weather-proof and comfortable for The White Lion's patrons and will enable enhanced viability for a venue which has struggled economically for several years.
- 7.9. The proposal does not impede on the streetscape or neighbouring heritage assets through its sensitive and considerate design, devised through proactive dialogue between our client, the LPA, and local stakeholders. Equally, the development will not increase the risk of amenity disturbance, as is confirmed within the submitted ENIA and would be secured through the measures set by the Management Plan.
- 7.10. This Planning Statement demonstrated that there is nothing in the NPPF to identify this type of development as being unsustainable or which precludes in principle, development of this type within this location. The accompanying Heritage Statement similarly concludes that due to the reduced nature of this scheme, no harm will be caused to the surrounding Conservation Area or any identified listed building in proximity to the site. The protection of the historic public houses by making adaptations to secure their long-term viability is certainly a strong belief in the public interest.
- 7.11. The proposals are fully compliant with the requirements outlined in adopted local and national policy. Through the provision of detailed information relating to the current and proposed external area configuration and its corresponding operational requirements, it is clear that the proposed upgrades to the external area will not have an adverse effect on the character and appearance of the area, or upon neighbouring amenity.
- 7.12. All matters of concern cited within the previous refusal have been appropriately addressed, and the revised scheme represents a clearly preferable arrangement which is favourable when assessed against relevant policy directives, and to enable the future progression of a masterplan for the Roman Gardens.
- 7.13. It has been demonstrated throughout this Statement that the proposals comply with the NPPF and all relevant local policies, and planning permission for the upgraded external seating area should be forthcoming.