

ARCHES 1-4 & 6-11 CORPORATION STREET- MANCHESTER, M4 4DG

INTRODUCTION

This Note has been prepared in response to the invalidation letter received from Manchester City Council (MCC) dated 25.11.2022 (see **Appendix 1**) for submitted planning application ref: 135342/FO/2022 and the further meetings with planning officers on 10.01.2023 and 14.02.2023. The submitted planning application proposed the following development:

‘Changes of use for drinking establishment with expanded food provision & an open Class E (Commercial, Businesses and Services) to include retail, office, light industrial and restaurant/café uses, provision of a new substation with associated access and parking, along with external and internal refurbishment works including treatments to the front and rear facades for Arches 1-4 & 6-11 at Corporation Street, Manchester, M4 4DG’.

The key points within the invalidation letter were as follows (these have been re-ordered in terms of importance):

1. Details of Shopfront Design and Sections
2. Details of a Fume Extraction Plan
3. Details of Direct and Level Access to the site
4. Provision of a Servicing Management Plan
5. Provision of Refuse Plan and Collection Details
6. Provision of Acoustic Assessment
7. Provision of Crime Impact Statement
8. Provision of Ecology Report

Shopfront Design and Sections

MCC Comment: Please provide sections through the shopfronts including the proposed fascia board/signage. Detailed sections through the shop fronts showing the proposals in context with the brick arch. Furthermore, the applicant facilitated two pre-application meetings with the MCC dated 10.01.2023 and 14.02.2023 to discuss the shopfront design of the arches. The key points raised from these discussions were:

- **Signage** – Individual lettering attached to the brickworks above the arch, which could be internally or externally illuminated.
- **Louvring** - Fully glazed frontages will be preferred within removal of brick infills and louvring will need to be justified to demonstrate the required amount of louvring to the frontage of the arches.
- **Roller Shutters** – It was identified that external roller shutters would not be supported by MCC and these will need to include internal roller shutters.

MCC provided examples of the above on existing Arch sites within the city (Watson Street Arches) as a point of reference of good shopfront design to existing arches, and to assist the applicants design team on reviewing the proposal at Corporation Street.

Applicant Response: It should be noted that the site comprises of existing arches with limited opportunities to fully incorporate the comments raised by MCC.

The updated reports are as follows:

- Updated Design and Access Statement
- Technical Statement for Ventilation and Louvring Strategy
 - o Typical Tenant Fit Out Ventilation Provision Plan
- Revised Architectural Plans:
 - o 19-259-014-SGP-ZZ-ZZ-DR-A-201301-P10P-Corporation Street Existing & Proposed

- 19-259-014-SGP-ZZ-ZZ-DR-A-201300-P10P-Corporation Street Existing & Proposed

In summary and as stated within the above plans and reports, the development has been revised as follows:

- New glazed curtain walling/shopfronts
- A centrally located glazed double door within the curtain wall
- Internal security shutters to arches 6-11
- Integrated glazed fire escape doors and matching panels to create symmetry and uniformity to the longer units (7,8,9,10 and 11)
- A signage zone for individual lettering above the arches soldier course fixed to viaduct structure.
- Louvre or knock out panels in the frame to the upper section of the arch to enable tenant fit out flexibility for ventilation intake/exhaust and mechanical system installation, where there is no alternative location or method.

The arches sit outside/adjacent to the Northern Gateway Strategic Framework and the NOMA boundaries and so there is limited design guidance on the overall shopfront design of the arches apart from the example of the Watson Street Arches provided by MCC. Nevertheless, the applicants Design Team have reviewed the comments raised by MCC and have produced a revised shopfront design which incorporates where practicable the comments on signage, louvring and roller shutters. Where the applicant hasn't been able to fully address MCC comments due to the existing arches arrangement, form and layout, a robust justification has been provided within the revised drawings and supporting reports.

Details of Fume Extraction Plan

MCC Comments: Please provide details of any proposed fume extraction for the premises. Details of any externally mounted plant is required. Please submit a strategy for the extraction of fumes from all proposed uses to ensure a consistent approach. Please include drawings.

Applicant Response:

The applicant has consulted Pickford Everard to review the proposed fume extract for the arches. Pickford Everard produced the following plan ref: Typical Tenant Fit Out Ventilation Provision. As the end users and the requirements are not known at this stage. This plan provides an example of how a typical arch could incorporate a fume extraction system. This plan should be read in conjunction with the Technical Statement for Ventilation and Louvring Strategy.

Details of Direct and Level Access to the site

MCC Comments: Please provide confirmation that direct and level access is proposed to the site, into the building and throughout the building for disabled persons. How and where would this be achieved? Please provide details of how disabled and able-bodied people would enter and move between floors within the building. Where buildings are adapted, provision of access for disabled people will be sought. Indeed, when adapting buildings, full access should be made available, unless practical considerations dictate otherwise. If you believe full access is not going to be possible at the building, you must comprehensively explain all the options you have considered to make the building fully accessible and explain and justify the reasons why each option has been discounted. You are advised to provide scaled drawn information to back up your findings (Core Strategy Policy CC10 and DM1) - Please show the measures proposed on drawings.

Applicant Response: Section 6.3 of the submitted Design and Access Statement identifies that there are a number of steps/level changes in the existing slabs within the arches and the proposal seeks to remove these and create new insulated slabs. There are level changes to the new slabs, and this will be managed from an accessibility perspective, by providing ramps between slab levels. However, this will not require any specific disabled access arrangements, and there are level access/egress doors.

Servicing Management Plan

MCC Comments: Full details of the proposed servicing (deliveries, collection, and maintenance etc.) to the proposal. This should include a plan demonstrating how the servicing would operate, what size of vehicles would be used and the frequency of servicing. (Core Strategy Policy DM1 and SP1). In the absence of a known operator please submit details of the maximum that an operator of the uses would need.

Applicants Response: The Applicant instructed the Transport Planning Associates (TPA) to produce a Framework Delivery and Servicing Plan (DSP). This DSP has been prepared with reference to Transport for Greater Manchester's (TfGM's) '*Delivery and Service Planning Toolkit*'. As the end users for the arches are not yet known it is not possible to identify how each of the individual arches will be serviced at this time. To provide comfort to MCC, the DSP will be set out the proposed delivery and servicing arrangement and targets for the proposed development. However, it will be the responsibility of the end user to adhere to the arrangements and targets set out in the DSP once occupation and operation of the relevant arches is undertaken.

The Arch Company, as the site owner, will be responsible for the implementation of this DSP. A copy of the DSP will be kept at each of the units with all staff being able to access it when required. To ensure that the DSP operates effectively and that the impacts of delivery and servicing of the site on the surrounding area is minimised, the DSP will be monitored and updated to ensure that deliveries and services are:

- Proactively managed to reduce the number of delivery and servicing trips to and from the site, where possible.
- Appropriately undertaken.
- Undertaken by delivery companies who can demonstrate commitment to following best practice.

To be able to accurately record the number of deliveries to the site, and to identify where operations may be consolidated between the different users, monitoring will be undertaken once the development has been occupied to record the delivery and servicing vehicle movements to and from the site over a month.

Refuse Plan and Collection Details

MCC Comments: Please provide details of how and where refuse is to be stored within the building and how the refuse is to be collected. Please provide a scaled plan of the building showing these refuse storage and collection areas and provide information on the number of bins proposed, the size of the bins, the frequency of collection and details regarding who will collect the refuse. Please note that separate containers for recycling should be used and you should provide details on these.

You will also need to fill in and submit the proforma in Appendix E of the City Council's Waste Storage and Collection Guidance for New Developments, which you can find using the following link: http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy If the proposed waste management strategy is as existing, please confirm the existing waste management details (Core Strategy Policy EN19).

Applicants Response: Please see the Servicing and Management Plan and Welfare, Circulation and Refuse Plan ref: 19-259-014-SGP-ZZ-00-DR-A-201100-P10P-Corporation Street Proposed Welfare_ Circulation and Refuse Plan, which provide details of the framework for servicing in which all end users will adhere to, along with the potential locations of the refuse storage areas within the arches.

Acoustic Assessment

MCC Comments: An acoustic assessment is required, which provides details of the existing noise levels in the area including levels during daytime, night-time and weekends. Along with an indication of noise levels that you propose to achieve within the accommodation and details of the acoustic glazing and acoustically treated ventilation you propose to use and what measures will need to be implemented on site to meet internal noise requirements. In terms of the proposed uses, the study should identify the acoustic treatment and measures that will limit the breakout of noise in accordance with a noise study of the premises. The scheme proposed shall include measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of

the building structure, sound limiters linked to sound amplification equipment, and specified maximum internal noise levels (Core Strategy DM1 and Saved Unitary Development Plan Policy DC26).

Applicants Response: The Applicant instructed Miller Goodall to undertake a Noise Assessment. The assessment predicted the potential impact of the development based on the worse case noise scenario. The noise modelling for the use of all the arches for night-clubs is the worst-case scenario however in reality this is unlikely to happen. The assessment concluded that the potential impact of noise from the proposed development is not predicted to be significant for uses such as busy bars/pubs, however, for night-club or loud music bar uses in all the arches additional sound insulation measures would be required.

Crime Impact Assessment

MCC Comments: Please provide a Crime Impact Statement to accompany the submission, a copy of the criteria required to produce a CIS is available from: www.designforsecurity.org. The development shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Any security measures to be implemented shall seek to achieve the 'Secured by Design' accreditation awarded by Greater Manchester Police and you should submit a letter from GMP confirming that the scheme has or would achieve 'Secured by Design'. (Core Strategy Policy DM1) – Please provide a Crime Impact Statement prepared by GMP or a report that includes all information that a GMP CIS would.

Applicant Response: The Applicant instructed Greater Manchester Police Design for Security Consultant to undertake a Crime Impact Statement (CIS). The CIS was completed on 17.01.2023 and once received from GMP will be submitted to MCC.

Ecology Assessment

MCC Comments: Please provide an Ecology Report i.e., a Bat Roosting Survey. Please provide a report completed by an appropriately qualified person.

Applicant Response: The Applicant instructed Tyler Grange who produced a Preliminary Ecology Appraisal in relation to Bats and Birds. The appraisal concluded that no further surveys are required in support of a planning application and provided some recommendations in relation to the species and habitats.

CONCLUSION

In conclusion the revised information provided is in response to the invalidation letter dated 25.11.2022 and the comments raised by MCC at the pre-application meeting. We would request that the application is validated without delay. If you have any further information regarding the proposals, please do not hesitate to contact me.

APPENDIX 1: Manchester City Council Invalidation Letter ref: umf4



**MANCHESTER
CITY COUNCIL**

**Information, Delivery &
Support Team
Planning**

Telephone: 0161 234 4516
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P O Box 532 Town Hall
Manchester M60 2LA

Mr Abraham Laker
Rapleys LLP
66 St James Street
London
SW1A 1NE

Date: 25 November 2022

Dear Sir/Madam,

Application number: 135342/FO/2022

Proposal: Change of use for drinking establishments with expanded food provision & an open Class E (Commercial, Businesses and Services) to include retail, office, light industrial and restaurant/cafe uses, provision of a new substation with associated access and parking, along with external and internal refurbishment works including treatments to the front and rear facades for Arches 1-4 & 6 -11 at Corporation Street, Manchester, M4 4DG

Location: Arch 1-11, Corporation Street And Land Adjacent To Dantzic Street, Manchester, M4 4DG

Further to our previous correspondence, I am unable to progress your proposal as the application remains invalid or incomplete for the following reason(s):

1) Please provide details of how and where refuse is to be stored within the building and how the refuse is to be collected. Please provide a scaled plan of the building showing these refuse storage and collection areas and provide information on the number of bins proposed, the size of the bins, the frequency of collection and details regarding who will collect the refuse. Please note that separate containers for recycling should be used and you should provide details on these.

You will also need to fill in and submit the proforma in Appendix E of the City Council's Waste Storage and Collection Guidance for New Developments, which you can find using the following link:

http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy If the proposed waste management strategy is as existing please confirm the existing waste management details (Core Strategy Policy EN19).

In the absence of a known operator please submit details of the maximum that an operator of the uses would need.

2) Please provide onfirmation that direct and level access is proposed to the site, into the building and throughout the building for disabled persons. How and where would this be achieved? Please provide details of how disabled and able-bodied people would enter and move between floors within the building. Where buildings are adapted, provision of access for disabled people will be sought. Indeed, when adapting buildings, full access should be made available, unless practical considerations dictate otherwise. If you believe full access is not going to be possible at the building, you must comprehensively explain all the

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options you have considered in order to make the building fully accessible and explain and justify the reasons why each option has been discounted. You are advised to provide scaled drawn information to back up your findings (Core Strategy Policy CC10 and DM1) - Please show the measures proposed on drawings.

3) An acoustic assessment is required, which provides details of the existing noise levels in the area including levels during daytime, night time and weekends along with an indication of noise levels that you propose to achieve within the accommodation and details of the acoustic glazing and acoustically treated ventilation you propose to use and what measures will need to be implemented on site to meet internal noise requirements. In terms of the proposed uses, the study should identify the acoustic treatment and measures that will limit the breakout of noise in accordance with a noise study of the premises. The scheme proposed shall include measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment, and specified maximum internal noise levels (Core Strategy DM1 and Saved Unitary Development Plan Policy DC26).

In the absence of a known operator please assess the maximum noise that could be made and measures to reduce this to an acceptable level..

4) Please provide a Crime Impact Statement to accompany the submission, a copy of the criteria required to produce a CIS is available from: www.designforsecurity.org. The development shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Any security measures to be implemented shall seek to achieve the 'Secured by Design' accreditation awarded by Greater Manchester Police and you should submit a letter from GMP confirming that the scheme has or would achieve 'Secured by Design'. (Core Strategy Policy DM1) - Please provide a Crime Impact Statement prepared by GMP or that includes all information that a GMP CIS would.

5) Please provide an Ecology Report i.e. a Bat Roosting Survey. Please provide a report done by an appropriately qualified person.

6) Please provide details of any proposed fume extraction for the premises. Details of any externally mounted plant is required. Please submit a strategy for the extraction of fumes from all proposed uses to ensure a consistent approach. Please include drawings.

7) Full details of the proposed servicing (deliveries, collection and maintenance etc.) to the proposal. This should include a plan demonstrating how the servicing would operate, what size of vehicles would be used and the frequency of servicing.(Core Strategy Policy DM1 and SP1).In the absence of a known operator please submit details of the maximum that an operator of the uses would need.

8) Please provide sections through the shopfronts including the proposed fascia board/signage. Detailed sections through the shop fronts showing the proposals in context with the brick arch.

I am therefore holding your application and if you wish to discuss the information required members of my staff will be pleased to assist.

Please return any documents/information required to the Technical Support Team, Planning at the above address. If we have not heard from you by 23 December 2022 we will return your application.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing

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