

17th January 2023

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO: Lucy Harrison

Dear Lucy

Land Adjacent to Unit 2B, Own Street, Deansgate Square, Manchester M15 4RT

Application for Full Planning Permission

Please find enclosed an application ("this Application") for Full Planning Permission for the creation of an outdoor seating area, including landscaping amendments, namely the introduction of an external pergola structure ("the Proposed Development").

The Applicant is Renaker Build Ltd ("the Applicant").

Description of Development

The proposed Description of Development is:

"Erection of an extension for additional seating area and associated works outside Unit 2B at Deansgate Square."

Background

Planning permission for Deansgate Square was approved on 4 July 2016 under application reference 111719/FO/2016/C1 ('the original permission'), which reached practical completion in 2020. The original permission provided consent for four retail units (Use Class A1 (shops), A2 (financial and professional services) or A3 (restaurants and cafes)). For clarity, the original permission includes retail unit 2B, which is the subject of this Application. Unit 2B is located within the amenity building (Building E), adjacent to Owen Street.

The approved Description of Development as written on the original permission is as follows:

"Construction of four residential buildings, ancillary amenity building for residents accommodating a tennis court, swimming pool and gym facilities (Use Class C3), ground floor retail units (Use Classes A1, A2, or A3),

amenity space for residents within residential buildings, new public realm and landscaping, basement car parking and related highway, access, servicing, engineering and associated works.

Two 'drop in' full planning permissions have also been granted in relation to the Deansgate Square development, in order to facilitate internal layout changes:

- 122554/FO/2019 - Internal alteration to the ground floor of Tower B to introduce a retail unit (A1, A2 or A3) to replace the relocated residents' lounge, approved May 2019.
- 125513/FO/2019 - Internal alteration to ground floor of Tower C to introduce a residential entrance lobby in lieu of part of a retail unit, resulting in two separate retail units, approved March 2020.

The proposed NMA does not affect either of the above two 'drop-in' planning permissions.

The Applicant has secured a commercial tenant for retail unit 2B: Salvi's, a renowned Italian restaurant and bar with two existing successful restaurants already operating in Manchester City Centre.

The tenant has instructed the architecture and interior design studio 'AXI' to develop the detailed design of the retail unit. As part of this detailed design process an extension is proposed in the form of an infill structure, along the northeast elevation of Building E (retail unit 2B). Therefore, this Application has been prepared to support the erection of the extension and proposed seating layout surrounding retail unit 2B at Deansgate Square.

Pre-application Consultation

Pre-application consultation has taken place in August 2022 with Planning Officers at Manchester City Council through email and telephone correspondence, to seek agreement on the scope and form of this Application.

Proposed Developments

This Application is submitted for the erection of an extension to support the creation of an additional seating area, associated with and ancillary to Salvi's occupation of retail unit 2B. The proposed use class is consistent with the approved use classes for the unit in the original consent.

This will support the provision of an enclosed external seating space wrapping around the retail unit to provide comfortable and attractive areas for seating that is shielded from the elements. External seating is proposed along the north elevation (Tower D located to the north) and the northeast elevation of Unit 2B within the public realm fronting the River Medlock. The proposed extension would deliver 109 sq.m (GEA) of additional floorspace.

The provision of high-quality retail, leisure and public realm have always been recognised as key to creating an attractive, diverse and vibrant neighbourhood at Deansgate Square. The Proposed Development, as described above, is minor in nature and will act to further enhance the commercial offering and public realm at Deansgate Square. Salvi's Restaurant and Bar will complement the commercial offer for the Square, a major new area in the City. The external space will support activity and vibrancy within Deansgate Square and the wider area, providing a valuable contribution to the afternoon/evening offer in this part of the City Centre.

The proposed external seating area will sit neatly at the base of Tower D and has been purposefully designed to be read as a complementary design element.

Details on the form and materiality of the Proposed Development can be found in the drawings produced by AXI and SHP submitted alongside this Application.

Effects of the Proposed Developments

Throughout the design process of the Proposed Developments, careful consideration has been put towards keeping impacts to the nearby area to a minimum. The retail unit occupier, Salvi's, has produced a Management Strategy which addresses the following:

1. Management Strategy
2. Additional movement
3. Table Service
4. Operation
5. Litter
6. Smoking Policy
7. Noise Disturbance

For further details please refer the Management Strategy included as Appendix 1 of this Covering Letter.

Planning Policy Framework

The key Development Plan documents relevant to the proposals remain the 2012 Manchester Core Strategy and Saved Policies of the 2006 Manchester Unitary Development Plan (UDP).

The National Planning Policy Framework forms a Material Consideration in the determination of this Application. Notably, the revised National Planning Policy Framework which was published on 24 July 2018 was updated on 20 July 2021. However, there have been no changes to the Framework or online Planning Policy Guidance which would affect consideration of the Application. Manchester City Council planning guidance documents remain unchanged.

The Great Jackson Street Development Framework (2018) ('the GJS Framework') also forms a Material Consideration in the determination of this Application.

The Proposed Development will contribute to the success of Deansgate Square, a scheme which is supported by planning policy objectives at national and local levels. Approval of the Proposed Development would therefore support economic and regeneration benefits associated with the proposals.

Relevant Planning Policies and Material Considerations

Document	Policy
Manchester Core Strategy (2012)	CC7 – Mixed Use Development CC10 – A Place for Everyone C10 – Leisure and the Evening Economy DM1 – Development Management EN1 – Design Principles and Strategic Character Areas
The Great Jackson Street Development Framework (2018)	

Planning Policy Assessment

General Justification

The GJS Framework promotes active frontages, preferably with ground floor commercial use and should aim to promote street life and provide visual interest for pedestrians.

The GJS Framework also stresses on the need to ensure provision of a convenience offer of a range of amenities to satisfy the needs of the surrounding and new resident population. The GJS Framework suggests potential ground floor uses could include retail and leisure uses such as restaurants and cafes. It is also emphasised that the active ground floor uses should be linked with a clear commercial strategy, justification, and an occupier management proposal.

Core Strategy Policy CC7 – Mixed Use Development outlines “*Active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a development which will create such an environment*”. The Proposed Development is an active ground floor use within the public realm of the Deansgate Square development which could promote the sense of place and improve security. The proposed extension to retail unit 2B is an occupier requirement through the provision of additional seating. The additional seating area will support the occupation of the retail unit and the delivery of active ground floor uses, in line with Policy CC7.

The Proposed Development contributes to the promotion of street life and visual interests owing to its nature of an outdoor extension of Salvi’s – a renowned Italian restaurant and bar with multiple outlets in Manchester. A clear commercial strategy, justification and an occupier management proposal (Appendix 1 – Management Strategy) are submitted in support of this Application. The proposed amendment is in line with the principles set out in the GJS Framework as it is a restaurant use on the ground floor level, ensuring provision of a convenience offer for the surrounding and new resident population.

Movement and Accessibility

Core Strategy CC10 – A Place for Everyone outlines the City Centre as a location which appeals to a wide range of residents and visitors. Developments with a high accessibility to buildings and spaces will generally be supported.

Core Strategy DM1 – Development Management emphasises that accessibility to buildings and neighbourhoods is of great importance, especially to disabled people.

The GJS Framework notes that public space should be accessible to all people.

The extended seating area will ensure a minimum width of unobstructed footway of 2.0m around each side of the seating zone. This space satisfies Highways' requirements and will ensure that the seating area will not disrupt or inconvenience the movements of people travelling across the square and therefore complies with Core Strategy Policy CC10 and DM1.

Fully complying with Core Strategy Policy CC10, DM1, and the GJS Framework.

Design

Core Strategy Policy EN1 – Design Principles and Strategic Character Areas stresses that *“All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance”*:

- Character: a place with its own identity;
- Continuity and enclosure: a place where public and private places are clearly distinguished;
- Quality of the public realm: a place with attractive, and successful outdoor areas;
- Ease of movement: a place that is easy to get to and move through;
- Legibility: a place that has a clear image and is easy to understand;
- Adaptability: a place that can change easily; and,
- Diversity: a place with variety and choice.

Policy EN1 emphasises the importance of high quality public realm and the creation of attractive, successful outdoor areas. The Proposed Development draws on the success of the Deansgate Square public realm by blending the retail unit 2B to the outdoor area, creating an attractive outdoor dining and bar area in the Deansgate Square public realm.

The GJS Framework elaborates on amenity offerings as aforementioned where it further specifies that the offer should be in keeping with the high quality environment with a distinctive sense of place. The GJS Framework also stresses the importance of good design across all developments.

The proposed extension has been designed by AXI, and seeks to maintain the high quality design at Deansgate Square.. The proposals have been reviewed by Simpson Haugh and Partners, the architect for Deansgate Square, who have expressed their support for the extension. Simpson is in conformity with the overarching design of Deansgate Square. SHP has also confirmed that the layout, fenestration treatment, framing colour, glazing arrangement, and the chosen large opening screens all respect the original design and that the design represents an appropriate addition.

Simpson Haugh and Partners has provided its support on the extension work to Unit 2B and has confirmed it is a successful addition to the overarching design of Deansgate Square. A letter of support prepared by Simpson Haugh and Partners has been submitted as part of this Application.

Noise Disturbance

Core Strategy Policy DM1 – Development Management requires that all development should consider specific issues related to the nature of the development. In terms of the Proposed Development, consideration should be given on the effect of noise due to its nature of outdoor dining and bar area, in the proximity of residential uses.

Core Strategy Policy C10 – Leisure and the Evening Economy suggests that *“new development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted”* subject to various considerations. Of particular relevance to the Proposed Development is the noise impact to nearby residential uses.

As mentioned in the previous section where the potential effects of the Proposed Development are discussed, the retail unit occupier has prepared a management strategy (appendix 1), such that protocols are in place so that in the unlikely event that any noise disturbance does occur it can be promptly addressed. To reiterate, there will be clear signage posted inside and outside the venue reminding customers to keep noise to a minimum. Staff members will also actively monitor and encourage customers to keep noise to an appropriate level, customers who fail to comply will be asked to leave the premises. The proposals and the accompanying management strategy have therefore been designed to avoid noise nuisance. Any potential for after hour noise levels will be monitored and controlled to minimise any potential impact on local residents. It should be noted that the proposed extension does not include any provision for external amplified sound.

The proposals have been fully considered against the relevant policies of the Development Plan and found to be address the requirements of the Development Plan as a whole. In addition, no material considerations have been identified that would justify refusal of this Application.

Application Submission

In addition to the Drawings and this Covering Letter, the following documentation is submitted in support of this planning application:

- Cover Letter and Application Form prepared by Deloitte
- Additional Drawings prepared by AXI:
 - Salvis Unit 2B, Deansgate Square Ground Floor Plan as Proposed – Ref: 20-039-AXI-100 (Revision 0);
 - Salvis Unit 2B, Deansgate Square Enclosed Seating Area Plan and Elevations – Ref: 20-039-AXI-110 (Revision 1);
- Drawings prepared by SHP:
 - Salvi’s Site Location Plan (Existing) – Ref: 7359-BE-SHP-G100-PL-001 (Revision P01);
 - Owen Street Z2 Ground Floor Commercial Unit Plans – Ref: 7359-Z2-SHP-G200-PL-GF-101 (Revision P00);

- Owen Street Ground Floor External Seating Areas Plan – Ref: 7359-Z2-SHP-F800-PL-GF-600 (Revision P03);
- Existing (approved) elevation, GA Elevation E02 / E04 Tower D Deansgate / Building E Passage – Ref: 7359-A-DRG-PL-G200-4402 (Revision – dated March 2016)
- Existing (approved) elevation, GA Elevation E01 Building E Owen St – Ref: 7359-A-DRG-PL-G200-4501 (Revision - dated March 2016)
- Existing (approved) elevation, GA Elevation E02 Building E Medlock – Ref: 7359-A-DRG-PL-G200-4502 (Revision - dated March 2016)
- Existing (approved) elevation, GA Elevation E03 / E04 Building E Passage / Drop Off- Ref: 7359-A-DRG-PL-G200-4503 (Revision – dated March 2016)
- Proposed Elevation E-01 Building E Owen Street – Ref: 7359-A-DRG-PL-G200-4501 (Revision A);
- Proposed Elevation E-02 Building E Medlock – Ref: 7359-A-DRG-PL-G200-4502 (Revision A);
- Proposed Elevation E-03 / E-04 Building E Passage Drop Off – Ref: 7359-A-DRG-PL-G200-4503 (Revision A);
- Proposed Cross Section Building E – Section AA – Ref: 7359-BE-SHP-G200-SE-XX-100 (Revision P00);
- Updated Landscape Drawings, prepared by TPM Landscape:
 - Ref: Z1-TPM-G710-PL-XX-2289 102: Deansgate Square Hardworks (Revision P28)
 - Ref: Z1-TPM-G710-PL-XX-2289 103: Deansgate Square Hardworks (Revision P28)
 - Ref: Z1-TPM-G710-PL-XX-2289 104: Deansgate Square Hardworks (Revision P28)
- Approved Landscape Drawings, prepared by TPM Landscape
 - Ref: Z1-TPM-G710-PL-XX-2289 103 (Revision P27)
 - Ref: Z1-TPM-G710-PL-XX-2289 104 (Revision P27);
- Letter of Support prepared by SHP (dated 18th November 2022);
- Salvi's Outdoor Furniture Specification Document prepared by AXI;
- External Enclosure Specification Documents and Drawing (x3);
- Unit 2B Opening Hours, External Enclosure Seating Hours, and Outside Seating Hours Schedule; and,

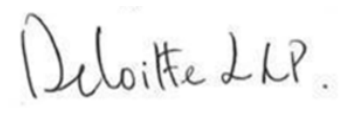
- Planning Letter prepared by AXI (dated 12 May 2021) – previously prepared and submitted as part of condition discharge application CDN/21/0194.

The Application has the Planning Portal reference: PP-11755462 and the application fee of £924 has been paid online via Planning Portal.

The development is therefore wholly compliant with the policies of the Development Plan and there are no material considerations which would justify refusal of the Application. We therefore respectfully request that this Application be supported by the Planning Authority.

We would be grateful if you could notify us of the validation of the Application and please do not hesitate to contact me or my colleague Jemma Brabrook (jbrabrook@deloitte.co.uk / +44 161 455 6903).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font. It is enclosed within a thin black rectangular border.

For Deloitte LLP

Encl.

Appendix 1 – Management Strategy prepared by Salvi's

Management Strategy

The use of a strict operating schedule, supervision by staff and adherence to a bespoke cleaning and waste regime will ensure that the outdoor seating area will not have a detrimental impact on the amenity of neighbouring commercial properties in terms of noise, disturbance or litter. The seating area will be managed in accordance with the publicly available 'Outdoor Seating Guidance' prepared by Greater Manchester Police Design for Security. Tables, chairs and any other ancillary equipment used in association with the proposed external seating area would be stored within the unit at the end of the operating hours of the external seating until the start of the operating hours of the external seating area the next day. The removal and storage of all tables, chairs, and equipment at the close will prevent opportunistic crime.

Additional Movement

The area will be defined by fabric barriers supported by metal posts. The entrance and exit routes to the premises will be unobstructed and kept clear of tables and chairs at all times. No amplified sound or music will be played in the outdoor seating area. The extended seating area will ensure a minimum width of unobstructed footway of 2.0m around each side of the seating zone. Clear areas will also be provided within the seating area to allow customers and staff to move through the area safely. This space satisfies Highways' requirements and will ensure that the seating area will not disrupt or inconvenience the movements of people travelling across the square and therefore complies with Core Strategy Policy CC10.

Table Service

The seating area will only be used for the consumption of food and drink. The area will be serviced and fully supervised and managed by staff at all times. Only customers with a table will be served whilst staff will strictly enforce social distancing protocols.

Operation

The seating area will be used between 9:00 and 23:00 and will operate daily if weather conditions permit. The hours of use will be displayed both inside and outside the venue. At 23:00 all tables, chairs, posts and barriers will be removed from the seating area and stored. No food or drink will be permitted outside the venue after 23:00.

Litter

The venue's management will ensure sufficient staffing levels to regularly clear the seating area, ensuring tables are properly cleaned, any spillages are cleaned up and any waste or litter is cleared away. Glasses and bottles will be collected regularly. The area will be thoroughly cleaned after its close and any waste or litter will be placed in bins located inside the venue before the area is inspected and signed-off by the venue's management. If needed, the area will be regularly jet washed to remove chewing gum or stains. Any waste or litter that has gone astray will be regularly cleared from the wider area as appropriate.

Smoking Policy

Salvi's operate a no smoking policy at their restaurants including outside areas.

Noise Disturbance

Signage inside and outside the venue will ask customers using the seating area to keep noise to a minimum. Customers using the area will be actively encouraged by staff to keep noise to an appropriate level and will be monitored to ensure that noise is kept to a reasonable level. Customers who disregard requests to keep the noise down will be asked to leave.

Such protocols are in place so that in the unlikely event that any noise disturbance does occur it can be promptly addressed. There will be clear signage posted inside and outside the venue reminding customers to keep noise to a minimum. Staff members will also actively monitor and encourage customers to keep noise to an appropriate level, customers who fail to comply will be asked to leave the premises. Any potential for after hour noise levels will be monitored and controlled to minimise any potential impact on local residents. It should be noted that the proposed extension does not include any provision for external amplified sound