



Paul Butler Associates

Planning, Development & Heritage Consultants

ARE Assets

36 Charlotte Street, Manchester, M1 4FD

Planning Statement

December 2022

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ
t. 0161 835 3530 | e. pba@paulbutlerassociates.co.uk | w. www.paulbutlerassociates.co.uk

Professional Planning, Development & Heritage Advisors since 1992.

Our professional staff are Members of the Royal Town Planning Institute (RTPI) or the Chartered Institute for Archaeologists (CIfA)

© Paul Butler Associates Ltd. All Rights Reserved.

Job Number: 22.1753

Project: 36 Charlotte Street, Manchester

Client: ARE Assets

File Name: Planning Statement

Document Preparation/Checking Record:

	Name and Qualifications	Position	Date
Prepared by:	Ralph Taylor BSc MPLAN MRTPI	Associate Director	12.12.2022
Checked by:	Tom Flanagan MTCP MRTPI	Director	13.12.2022
Issued by:	Tom Flanagan MTCP MRTPI	Director	13.12.2022

Document Revision Record:

Issue No.	Date	Details of Revisions

Contents

- 1. Introduction**
- 2. The Application Site and Surrounding Area**
- 3. Planning History and Pre-application Discussions**
- 4. The Proposed Scheme**
- 5. Planning Policy Context**
- 6. Planning Appraisal**
- 7. Conclusion**

Appendix 1: Broadband Connectivity Statement

Appendix 2: Construction Management Plan

Appendix 3: Local Labour Agreement

Appendix 4: Operating Schedule including Dispersal Procedure and Smoking Strategy

1. Introduction

1.1 This Planning Statement has been prepared by Paul Butler Associates on behalf of ARE Assets. The statement has been provided in support of an application for full planning permission and listed building consent in relation to a redevelopment scheme at 36 Charlotte Street, Manchester, M1 4FD. The subject property is located in Manchester City Centre and 36 Charlotte Street (incorporating 42 Portland Street) is Grade II listed. The property is currently vacant and is identified (edged in red) on the location plan submitted as part of the application.

1.2 The application description of development is:

‘Change of use and conversion to provide 14no. apartments (use class C3) on first to fourth floors, retention of existing restaurant use (in an altered format) on lower ground floor and upper ground floor (use class E(c)), with associated internal and external alterations’

1.3 No. 36 Charlotte Street (also known as Fraser House) is a former textile warehouse built in ‘palazzo’ style. It was designed by Edward Walters, who promoted the application of the ‘palazzo’ architectural style of Renaissance Italy to Manchester warehouses. The building is currently vacant. The most recent uses of the building have been two restaurant units (Upper Ground and Lower Ground floors), with the four floors above having been vacant for some years and previously serving as offices, galleries and community/education spaces. Today the building is vacant and has been for a number of years. The proposed scheme will allow the building to be brought back into active use and make a positive contribution to the area, as well as enabling the sensitive repair and restoration of the Grade II listed building.

Structure of Statement

1.4 In order to provide a clear understanding of the proposed development and its relationship with the surrounding area, this statement includes:

- A description of the application site and surrounding area;

- A review of the application site's planning history and a summary of pre-application discussions between the design team and Manchester City Council officers;
- An overview of the proposed scheme;
- A review of the relevant national and local planning policy guidance; and,
- An appraisal of the proposed scheme against its planning policy context and relevant planning issues.

Supporting Information

1.5 The planning application is also supported by a series of architectural drawings prepared by Space Studio; M+E drawings prepared by Parker Wilson Consulting; structural drawings prepared by Dyse Structural Engineers and the following documents:

- Planning Statement prepared by Paul Butler Associates (this document).
- Heritage Statement prepared by Paul Butler Associates.
- Design and Access Statement prepared by Space Studio (including Schedule of Works and Schedule of Materials).
- Outline Structural Engineering Proposals by Dyse Structural Engineers
- Sustainable Drainage Strategy prepared by Dyse Structural Engineers.
- Mechanical and Electrical Engineering Services Strategy Report by Parker Wilson Consulting.
- Environmental Standards Statement prepared by Parker Wilson Consulting.
- Crime Impact Statement prepared by Greater Manchester Police Design for Security.
- Daytime Bat Survey & Nesting Bird Survey prepared by Rachel Hacking Ecology.
- Air Quality Assessment prepared by Redmore Environmental.
- Noise Survey and Noise Impact Assessment prepared by dBx Acoustics.
- Waste Management Strategy prepared by Paul Butler Associates.

1.6 The scheme has been developed following comments raised by Manchester City Council's planning and conservation officers during a site meeting in July 2022. There was subsequent correspondence to agree the information required to accompany an application and this is reflected in the application submission.

2. The Application Site and Surrounding Area

The Application Site

- 2.1 The application site is occupied entirely by 36 Charlotte Street (including No.42 Portland Street) which is Grade II Listed. The listed building entry describes it thus:

'Textile manufacturer's warehouse, now restaurant, gallery, etc. c.1855-60, by Edward Walters; altered. Red brick in Flemish bond with sandstone dressings (roof not visible). Rectangular plan at right-angles to Charlotte Street, with loading at right-hand side (Reyner Street). Italianate style.

Basement and 4 storeys, 3 bays, with rusticated stone plinth, frieze and cornice to ground floor, dentilled sill-bands to the 2nd and 3rd floors, a massive bracketed cornice and a brick parapet with corniced upstands at the corners (probably chimneys).

The ground floor has a large round-headed doorway to the right with moulded surround and enriched architrave with prominent modillioned cornice, 3 square headed windows in the centre and coupled stilted windows to the left; the upper floors have arched windows, those at 1st and 2nd floors grouped 2:3:2 and those at top floor (which are much smaller) grouped 3:5:2, all with moulded stone heads linked by impost bands, and those of the outer bays matching the fenestration of the 5-bay left side to Portland Street. These windows are coupled and linked by impost bands on all main floors, those at ground floor stilted, those at 1st floor round-headed under semi-circular moulded arches with keystones, those at 2nd floor round-headed with coupled heads in matching style; and the 3rd floor has small round-headed triple windows. Right-hand (functional rear) has, inter alia, a full-height loading slot surmounted by a turret, and a loading bay beyond this.

INTERIOR: closely-spaced rows of iron columns and wooden beams, those in the former ground-floor showroom decorated as fluted columns with foliated caps and the beams with dentilled cornices; front stairs to 1st floor only, back stairs (of stone) to full height'.



Figure 2.1 Elevation to Portland Street



Figure 2.2 Elevation to Charlotte Street

George Street Conservation Area

- 2.2 The property is located within the George Street Conservation Area which is located in the heart of Manchester city centre and was designated in 1985. The Conservation Area is bounded by Mosley Street, Charlotte Street, Portland Street, Oxford Street, George Street and Dickinson Street. It is principally a busy commercial district but the range of uses here includes shops, restaurants, banks and housing. The area is best known as the location of Manchester's China Town. The subject building lies in a prominent position on the north eastern corner of the Conservation Area at the junction of Charlotte Street and Portland Street.
- 2.3 As the name suggests, the origin of the Conservation Area dates back over 200 years to the Georgian period when agricultural fields were given over to urban uses with new streets laid out on a regular grid pattern. It was a fashionable residential area centred on St. James's Church, established in 1786 on Charlotte Street. Charlotte Street and George Street were both named after the reigning monarchs of the time.
- 2.4 The continuing physical development of the area reflected the cultural and scientific achievements of the time, for example the Scientific and Medical Society building on Faulkner Street, which later became Owens College Medical School. The Literary and Philosophical Society built a meeting room on George Street, where the scientist John Dalton and Peter Roget, author of the thesaurus, were members.
- 2.5 The portico Library was established in 1806, just north of the present Conservation Area on Mosley street. Also located on Mosley Street was the Manchester Institute of Fine Arts, now the City Art Gallery, built between 1824 and 1835. This was followed in 1837 by the Athenaeum on Princess Street.
- 2.6 Historically the area has been a changing, dynamic place, partly due to fluctuating economic circumstances. The social and economic revolution of the Industrial Age was a key factor in the development of the area. For example, many of the residential properties

were demolished or converted into textile warehouses and as residents gradually moved out to the suburbs, so the area was progressively taken over by commerce.

2.7 Depopulation of the area was reflected in the redundancy of St. James's Church and by the building of new warehouses from the mid 19th to the turn of the century. However, with the decline of the British cotton industry, particularly during the early to mid-20th century period, warehouses were either left empty or only partially used. Consequently, they fell into disrepair and rents dropped.

2.8 The decline started to reverse when the Chinese community opened restaurants in the area. Although the first restaurant was opened in 1948, it was not until the 1960s that the area became popular with the Chinese community. Initially the area had tightly-drawn boundaries. Chinatown, as it is now commonly known, has grown to become one of the largest provincial Chinese communities in Britain, with a wide range of facilities. The Chinese Imperial Arch, the largest of its kind outside of China, stands astride Faulkner Street, forming the cornerstone of the adjacent Chinese garden.

Historical Context

2.9 Before considering the applicant's proposals for the building, in line with best practice, it is necessary to first understand the historical background to the building and how the surrounding area developed. The following section provides a summary.

2.10 Architect Edward Walters designed 36 Charlotte Street. The building was probably constructed between 1855 and 1860. Walters had arrived in Manchester in 1839, probably at the behest of Richard Cobden, merchant MP for Stockport – he was designing a warehouse for him (Harvest House at 16 Mosley Street). 16 Mosley Street displays the beginnings of the palazzo style. This was followed in 1845 by a second warehouse for S. Schwabe at 46-54 Mosley Street. In these buildings Walters initiated the application of the Italian 'palazzo' style to Manchester warehouses.

- 2.11 Walters designed one of the best concentrations of palazzo style warehouses in Manchester in Charlotte Street between 1855 and 1860. These included 36 Charlotte Street, 34 Charlotte Street (Grade II. 3.10.74), 14-16 Charlotte Street (Grade II. 3.10.74) and 10 Charlotte Street (Grade II. 3.10.74). This group shows the variations that are possible within the Italianate theme. No. 34 is the simplest and No.10 the most ornate. All are built in good quality brick with five storeys over a basement, the level of ornamentation and detailing would have depended on the purse of the client.
- 2.12 Walters died in 1872 in Brighton aged 64. By the time of his death, he had designed 15 warehouses. The 'Builder' noted in his obituary in 1872 that he was '*An architect who during a professional practice of about 30 years produced a series of important and original works, which have imparted character of dignity and picturesque effect to what was before an uninteresting, although important provincial city*'
- 2.13 Along with the aforementioned buildings by Walters there are several other HER entries in close proximity to the site. Directly adjacent to the site is 44 to 50 Portland Street (HER No. 12100.1.0), a Grade II listed collection of mid 19th century home trade warehouses. To the south of this is the contemporary 52 & 54 Portland Street (HER 12101.1.0). To the west of the site is 45-47 Faulkner Street (HER No. 8396.1.0), a Grade II listed office/warehouse from the 1840's. Number 49 Faulkner Street (HER No. 11742.1.0) is also Grade II listed. Adjacent to the site, on Reyner Street, is the aforementioned Lindencourt House (HER No. 8325.1.0). A further 14 buildings are recorded on the HER to the south of the site along Portland Street, Reyner Street and Faulkner Street, located between Princess Street and Charlotte Street.

Current Position

- 2.14 The most recent uses of the building have been two restaurant units (Upper Ground and Lower Ground floors), with the four floors of accommodation above having been vacant. Today the building is vacant and has been for a number of years.
- 2.15 The property has been subject to a previous soft strip. This has revealed previously hidden fabric and allowed the applicant to understand what is significant about the building and to review its condition prior to making this application. Following the soft strip it is understood

that a variety of repair works have been undertaken including extensive repairs to make the roof watertight.

- 2.16 In June 2022 listed building consent was granted for extensive external repairs to the building. These works are closely linked with the current application proposal and together they will facilitate the repair, restoration and reuse of the building.

The Surrounding Area

- 2.17 The surrounding area is home to a diverse mix of uses including hotels, office accommodation, educational institutes and evening time uses including bars and restaurants. These characteristics, as well as the employment opportunities available, make the area an attractive place to live and residential accommodation can also be found in the surrounding area including within converted warehouse buildings similar to 36 Charlotte Street.
- 2.18 The subject building fronts Portland Street which is a main route through the City Centre. Despite the central location and significant investment in the area there are numerous vacant buildings. In more recent years there has been significant investment in vacant buildings, with many former warehouse buildings being converted into offices and apartments. However, there are further opportunities for vacant buildings to be given a new lease of life and for this part of the City Centre to be further utilised by local people and visitors to Manchester.
- 2.19 The site's central location means that there is ready access to public transport including frequent bus services which provide access across Greater Manchester and beyond. Metrolink Stations at Piccadilly Gardens and St Peter's Square are within 250m of the site, whilst Manchester Piccadilly and Oxford Road railway stations are within 500m.

3. Planning History and Pre-application Discussions

Planning History

3.1 In accordance with best practice a search of Manchester City Council's online planning register has been undertaken to identify whether any applications have been submitted which could affect the current application proposals. This research identified a planning history associated with the application building. The application's identified are presented below followed by a discussion:

- F07162/LB: Listed Building Consent was approved on 26/10/1977 for the change of use of the basement to a restaurant.
- 28789: Planning Permission was approved on 08/05/1987 for the change of use of the first floor to a restaurant.
- 32102: Planning Permission was approved on 27/10/1988 for change of use of part of the lower ground and ground floors of the former bank into a restaurant including external alterations and formation of a new fire escape.
- 32103: Listed Building Consent was approved on 27/10/1988 for conversion of part of the lower ground and ground floors into a restaurant including external alterations and formation of a new fire escape.
- 32136: Planning Permission was approved on 27/09/1988 for change of use from offices to a Chinese Arts Centre including exhibition space, workshop area, craft shop and tea house.
- 052631/FU/CITY2/97: Planning Permission was approved on 7/01/1998 for change of use of the first floor to a Chinese Women's Centre, including educational and catering facilities.

- 095696/LO/2011/C2: Listed Building Consent was approved on 01/06/2011 for a soft strip of the 1st to 4th floors of the building including removal of former office partitions, false ceilings, loose floor coverings, piping, plumbing, sanitary ware and electrical services.
- 95949/AOH/2011/C2: Planning permission was withdrawn on 30/06/2011 for the installation of a temporary scaffold shroud incorporating a commercial display on each scaffold elevation.
- 098434/AOH/2012/C2: Planning Permission was approved on 03/05/2012 for the installation of a temporary scaffold shroud incorporating a commercial advertising display on two elevations.
- 100682/LO/2012/C2: Listed building consent was approved on 17/12/2012 for cleaning the cast iron downpipes, brick and stonework, repair works to stonework, repointing and for the removal of redundant signs, pipework and alarm box.
- 110427/LO/2015/C2L A listed building consent application was submitted for retention of upper ground floor Class A3 restaurant use and change of use of upper ground, 1st floor and part 2nd floor from offices to form one Class A3 restaurant use on upper ground, first and part second floors and reinstatement of former offices space within part 2nd floor, 3rd and 4th floor with associated internal and external fabric works. The application was withdrawn on 29/12/2016.
- 110426/FO/2015/C2: A planning application was submitted for retention of upper ground floor Class A3 restaurant use and change of use of upper ground, 1st floor and part 2nd floor from offices to form one Class A3 restaurant use on upper ground, first and part second floors and reinstatement of former offices space within part 2nd floor, 3rd and 4th floor with associated external fabric works. The application was withdrawn on 29/12/2016.
- 126159/LO/2020 A planning application was approved 30/07/2020 for replacement of rot affected original internal timber lintels to 5no. ground floor windows with reinforced concrete lintels.

- 131470/LO/2021 A listed building consent application was approved 10/06/2022 for 'Elevational alterations including conservation and repair of external masonry; overhaul of the fire escape staircase, loading bay doors and other metal features on external elevations; renewal of rainwater goods; removal of spray graffiti and overhaul of the Reyner Street loading bay door; rationalisation of external electrical wiring and stripping out of all redundant fittings and cabling and removal of the existing galvanised steel ventilation ducting'.

Planning History Discussion

- 3.2 The planning history for the building has identified a series of applications for various uses and works. Of particular note is that planning permission has previously been granted for restaurant use of parts of the building as well as other commercial/community uses. These uses have now ceased with the building currently vacant. In June 2022 listed building consent was granted for extensive external repairs to the building. These works are closely linked with the current application proposal and together they will facilitate the repair, restoration and reuse of the building. The latest proposals will also secure the long-term future of the building as well as bringing about a series of other positive planning and regeneration benefits which are discussed throughout this statement.

Pre-application Discussions

- 3.3 Pre-application discussions have played an important role in shaping the design of the proposed development. Paragraphs 39-46 of the National Planning Policy Framework sets out the benefits of early engagement, including consideration of all fundamental planning issues associated with a proposal, which enables timely decisions to be made and reduces costs/delays to the applicant; and, enables agreement on the information required to accompany an application.
- 3.4 Prior to the submission of the application, a pre-application site meeting was held with the Council's planning and conservation officers on 28 July 2022. The purpose of the meeting

was to discuss the principle of the scheme and the planning and heritage issues requiring consideration. The proposed scheme has been revised and developed in response to the discussions and feedback received. There was subsequent correspondence to agree the information required to accompany an application and this is reflected in the application submission.

4. The Proposed Scheme

4.1 The proposal is for the conversion, repair, alteration, and refurbishment of 36 Charlotte Street for a mixed use scheme comprising restaurant use on the lower and upper ground floor levels and residential above.

4.2 The application description of development is:

‘Change of use and conversion to provide 14no. apartments (use class C3) on first to fourth floors, retention of existing restaurant use (in an altered format) on lower ground floor and upper ground floor (use class E(c)), with associated internal and external alterations’

4.3 The applicant’s objectives in making this application are:

- To tackle the vacancy of the building by bringing the floor space back into productive use for residential and restaurant use;
- To secure the long-term future of the building which has been underused and vacant for some years, which will address the underlying issues of disuse/underuse associated with the existing accommodation and will secure the future occupation and maintenance of the entire building;
- To achieve the refurbishment of 36 Charlotte Street in a manner which is as sensitive as possible to the history and architecture of the listed fabric; and,
- To provide a high quality development that enhances the setting of the George Street Conservation Area.

4.4 The plans and technical reports submitted as part of the application provide a detailed description of the proposals. These confirm the development will provide restaurant use on the lower ground and upper ground floor with the upper level seating c.60 persons and

lower level seating c.80 persons. The basement level will remain as plant room. The restaurant will be accessed via a new entrance created within the former hovel. 14no. apartments will be provided across the 1st to 4th floors which will comprise 8no. 1 bed apartments and 6no. 2 bed apartments. A bike store and bin stores are provided at upper ground floor. To the Charlotte Street elevation of the building alteration will take place to create a DDA access from street level to provide access to the residential reception on the first floor of the building.

- 4.5 A series of internal and external alterations are proposed to facilitate the proposed development, with repair and refurbishment of listed fabric also required. Full details of the scope of works are detailed within the accompanying Heritage Statement and Design and Access Statement prepared by The Space Studio.

5. Planning Policy Context

5.1 Planning policy guidance of relevance to the proposed development, and which provides the context for its assessment, is set out within the following documents:

- The National Planning Policy Framework (NPPF); and,
- The Development Plan for Manchester.

The National Planning Policy Framework

5.2 The updated National Planning Policy Framework (NPPF) was published in July 2021 and sets out the government's objectives for achieving sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development which ensures that sustainable development is pursued in a positive way.

5.3 Development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless:

- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or
- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.4 Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic, social and environmental gains should be pursued in mutually supportive ways through the planning system.

Delivering Sustainable Development

5.5 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an

active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework. The NPPF is split into 17 chapters, the chapters of relevance to this development are discussed below.

- 5.6 Delivering a sufficient supply of homes (Chapter 5) - paragraph 60 explains that in order to support the government's commitment to significantly boosting the supply of homes, it is important that a sufficient amount and variety of land comes forward for development where it is needed, that needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 5.7 Building a strong and competitive economy (Chapter 6) - emphasises that the government is committed to ensuring that the planning system should help create conditions in which businesses can invest, expand and adapt. Significant weight is to be given to the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. This section also recognises that a poor environment and a lack of housing can act as a potential barrier to investment.
- 5.8 Promoting healthy communities (Chapter 8) - the planning system can play an important role in facilitating social interaction and creating healthy, inclusive and safe communities. Planning decisions should aim to achieve places which promote, amongst other things, safe and accessible developments, where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.
- 5.9 Promoting sustainable transport (Chapter 9) - to protect and exploit opportunities for the use of sustainable transport modes, development should be located and designed to give priority to pedestrian and cycle movements and have access to high quality public transport facilities; address the needs of people with disabilities by all modes of transport; create safe and secure places minimising conflicts between traffic and pedestrians; allow for the efficient delivery of goods and access by service and emergency vehicles.
- 5.10 Making effective use of land (Chapter 11) - the NPPF recognises the need for the planning system to promote an effective use of land in meeting the need for homes and other uses.

Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land. Paragraph 120 (c) explains that the planning system should specifically give substantial weight to the value of using suitable brownfield land within settlements for new homes and other identified needs. Further, sub-section (d) of this paragraph explains that planning should also promote and support the development of under-utilised land and buildings especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively. The chapter goes on to discuss how appropriate densities can be achieved.

- 5.11 Paragraph 124 sets out that the planning system should support development that makes efficient use of land, taking into account the following:

'a) the identified need for housing and other forms of development, and the availability of land suitable for accommodating it;
b) local market conditions and viability;
c) the availability and capacity of infrastructure and services - both existing and proposed - as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
d) the desirability of maintaining an area's prevailing character and setting or of promoting regeneration and change; and
e) the importance of securing well-designed, attractive and healthy places.'

- 5.12 Achieving well-designed places (Chapter 12) - this chapter sets out at paragraph 130 that planning policies and decisions should aim to ensure that developments:

a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
 b) Are visually attractive as a result of good architecture and appropriate landscaping.
 c) Are sympathetic to local character and history including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation.
 d) Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.

- e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks.
 - f) Create places that are safe, inclusive and accessible and which promote health and well-being.
- 5.13 Paragraphs 132-133 stress the importance of pre-application discussions with the design process, stating that applicants should work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in the design of the new development should be looked upon more favourably.
- 5.14 Meeting the challenge of climate change, flooding and coastal change (Chapter 14) - in determining planning applications, local planning authorities should expect new development to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption (paragraph 157). New development will need to be planned to avoid increased vulnerability to the range of impacts arising from climate change.
- 5.15 Conserving and enhancing the natural environment (Chapter 15) - the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, recognising the wider benefits of ecosystem services and minimising impacts of biodiversity and providing net gains in biodiversity where possible.
- 5.16 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 189 states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 5.17 Paragraph 194 advises that *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should*

have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’.

- 5.18 Paragraph 195 states that *‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.’*
- 5.19 Paragraph 196 states that *‘Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision’.*
- 5.20 Paragraph 197 states *‘In determining applications, local planning authorities should take account of:*
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) the desirability of new development making a positive contribution to local character and distinctiveness’.*
- 5.21 Paragraph 199 states *‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.*

- 5.22 Paragraph 200 states *‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional’.*
- 5.23 Paragraph 200 states *‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.*
- 5.24 Paragraph 201 states that *‘Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a. the nature of the heritage asset prevents all reasonable uses of the site; and*
 - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

- 5.25 Paragraph 202 states that *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'*.
- 5.26 Paragraph 205 states *'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'*.
- 5.27 Paragraph 206 states *'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole'*.
- 5.28 Annex 2 of the NPPF provides a glossary of key terms which are relevant to this application. 'Significance' is defined as: *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.
- 5.29 'Setting of a heritage asset' is defined within Annex 2 as *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'*.

- 5.30 Decision taking - guidance in paragraph 38 states that local planning authorities should approach decision-taking in a positive and creative way. They should work proactively with planners to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 5.31 Paragraphs 55 - 58 of the NPPF provide advice on the use of planning conditions and obligations. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other aspects. Agreeing conditions early is recommended and it is also stated that pre-commencement conditions should be avoided, unless there is a clear justification.
- 5.32 Reaffirming the legislation in the Community Infrastructure Levy Regulations, paragraph 56 advises that planning obligations must only be sought where they meet all of the following tests:
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.

Development Plan for Manchester

- 5.33 The Development Plan for Manchester comprises the following documents:
- Manchester Core Strategy Development Plan Document (July 2012);
 - Saved policies of the Unitary Development Plan for Manchester (July 1995);
 - The Guide to Development in Manchester Supplementary Planning Document and Guidance (April 2007); and,
 - Providing for Housing Choice Supplementary Planning Document and Planning Guidance (September 2008).

Manchester Core Strategy Development Plan Document (July 2012)

- 5.34 The Core Strategy was adopted in July 2012 and sets out the long term strategic policies for Manchester's future development. The Core Strategy recognises some of the key challenges facing the City Centre including: increasing the provision of sites for economic development, improving the area as a residential location, and improving quality and access to open space.
- 5.35 Core Strategy objectives and policies of particular relevance to the proposed scheme include:
- Spatial Objective SO1 'Spatial Principles' states that the sustainable development of the City can contribute to halting climate change.
 - Spatial Objectives SO2 'Economy' sets out that the Regional Centre will continue to be the main focus for development, to further its role as a main employment location and primary economic driver of the City region.
 - Spatial Objective SO3 'Housing' seeks the provision of a significant increase in high quality housing provision at sustainable locations to address demographic needs and support economic growth.
 - Spatial Objective SO6 'Environment' seeks to protect and enhance the natural and built environment of the city, ensure the sustainable use of natural resources, and secure a high standard of design in all development proposals.
 - Policy SP 1 'Spatial Principles' states that development should aid the creation of neighbourhoods of choice by creating well designed places that enhance or create character; protect and enhance the built and natural environment; minimise emissions and reuse previously developed land wherever possible; and, improve access to jobs and services.

- EC 2 'Existing Employment Space' states the Council will support alternative uses of employment space and sites if it can be demonstrated that employment is unviable or an alternative use would bring more benefits to the City.
- CC 3 'Housing' states that the City Centre is expected to provide a minimum of 16,500 new units from 2010-2027.
- CC 6 'City Centre High Density Development' states that City Centre development will generally be high-density to maximise the efficient use of land.
- CC 7 'Mixed Use Development' states that the City Centre presents the most viable opportunities for mixed-use development, and in general these will be promoted as a means of using land as efficiently as possible. A range of uses should be considered for all sites, subject to the following considerations: Other than in locations specifically mentioned in policy CC3, residential development will be supported as part of schemes which include employment. The Council must be satisfied that proposals will contribute to the economic regeneration of the City and that the residential element of the scheme is of a scale which will ensure that the economic uses on the site, including retail and hotels, will be maximised. A clear justification will be required for proposals without employment opportunities. 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.
- CC 9 'Design and Heritage' states that development in the City Centre should preserve or enhance heritage assets including listed buildings.
- Policy H 1 'Overall Housing Provision' states that within the City Centre there will be a presumption towards high density housing development, which contribute to regeneration initiatives and provide sustainable/well-designed accommodation that meets the needs of workers moving to Manchester. New residential development should take account of the need to: contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population; provide a design and density that contributes to the character of the local

area; provide for parking bicycles, and the need for appropriate levels of insulation; prioritise sites that are in close proximity to centres and public transport routes; and, be designed to give privacy to both its residents and neighbours.

- H 8 'Affordable Housing' states that residential development of 15 or more units will be required to contribute to the 20% target for new housing provision to be affordable, unless there are circumstances where an exemption should apply.
- Policy T 2 'Accessible areas of opportunity and need' seeks to ensure that new development is easily accessible by walking/cycling/public transport; provided with an appropriate level of car parking; and, should have regard to the need for disabled and cycle parking.
- Policy EN 1 'Design Principles and Strategic Character Areas' states that all development in Manchester will be expected to follow the seven principles of urban design; and, in the City Centre Character Area consideration should be given to the City's heritage.
- Policy EN 3 'Heritage' states that new developments must preserve or enhance the character and setting 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.
- Policy EN 4 'Reducing CO2 Emissions by Enabling Low and Zero Carbon Development' states that all developments must follow the principle of the Energy Hierarchy; to reduce the need for energy through energy efficient design and features; and, meet residual energy requirements through the use of low or zero carbon energy generating technologies.
- Policy EN 6 'Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies' requires applications for residential development of 10 or more units and all other development over 1,000 sqm to meet a minimum target.

- Policy EN 8 'Adaption to Climate Change' requires that developments are adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces.
- Policy EN 15 'Biodiversity and Geological Conservation' states that the Council will seek to maintain or enhance sites of biodiversity value throughout the City.
- Policy EN 16 'Air Quality' states that developers should take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself.
- Policy EN 17 'Water Quality' states that development should avoid any adverse impact on water quality, and minimise surface water run-off and ground water contamination.
- Policy EN 19 'Waste' states that developers will be required to submit a waste management plan to demonstrate how the waste management needs of the end user will be met.
- Policy PA 1 'Developer Contributions' states that where needs arise the Council will seek to secure planning obligations, which will relate to the form of development and its current impact upon the surrounding area.
- Policy DM 1 'Development Management' sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; effects on amenity; accessibility; community safety and crime prevention; adequacy of internal accommodation; refuse storage and collection; effects relating to archaeological or built heritage; new residential development to meet as a minimum Code for Sustainable Homes Code Level 4, and for new commercial development to include the application of BREEAM.

5.36 The detailed assessment of the scheme within the following planning appraisal section confirms that the proposal accords with the above Core Strategy policies.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

5.37 The UDP was superseded by the Core Strategy. However, a number of UDP policies have been 'saved'. Extant policies contained within the UDP which are relevant to the proposed scheme include:

- RC20 Area 8 Oxford Street/Portland Street/York Street/Mosley Street this policy describes the area from the time the UDP was adopted in 1995. It notes the area is adjacent to the Financial Core and whilst having a history of commercial usage is now clearly illustrative of the decline of old commercial uses and buildings. It acknowledges new development but states that the predominant character of the area as a whole is that of older floorspace with much of this apparently lacking adequate maintenance. A substantial degree of vacancy is evident particularly away from the main frontages. The policy states that despite the general physical decline the area has activity and reinvestment through a significant concentration of Chinese restaurants and emporia. This grouping, linked as it is to financial and cultural activities of the Chinese community in Manchester, represents an important part of Manchester's increasing role as a regional focus for the Chinese community in the UK.

Of relevance today the policy notes that the frontages to Oxford Street, Portland Street, Charlotte Street, Princess Street and Mosley Street are prominent and are occupied by buildings of a higher general standard and use level than the core of the blocks behind them. Consequently, the retention of commercial uses in frontage buildings and infill office or other commercial redevelopment at a limited scale on frontage sites is appropriate and need not preclude car parking provision behind.

- DC5.1 'Flat Conversions' sets out various criteria against which schemes to convert property to flats should be considered.

- DC5.2 'Flat Conversions' states that there will be a presumption in favour of flat conversions within large, old, difficult to re-use properties; and, where schemes provide improvement of housing stock.
- DC7.1 'New Housing Development' seeks to ensure new housing is accessible at ground floor level for disabled people where this is practical.
- DC19 'Listed Buildings' states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings.
- DC26.1 'Development and Noise' states the Council will consider the implications of new development being exposed to existing noise sources which are effectively outside planning control.

5.38 As with the Core Strategy policies, the detailed assessment of the scheme within the following planning appraisal section confirms that the proposal accords with the saved UDP policies listed above.

Guide to Development in Manchester Supplementary Planning Document 2007 (SPD)

5.39 This document aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development that everyone wants to see in Manchester. The sections of the guide that have been considered in the development of the proposed scheme include:

- Section 1 'Creating a Sense of Place' aims to encourage the creation of places which are welcoming, inclusive, neighbourly, interesting and attractive.
- Section 2 'Design' provides guidance under 7 key principles recognised as being urban design characteristics which together create successful places.
- Section 3 'Accessibility' sets out design principles that will help to achieve accessible development and makes reference to the guidance document 'Design for Access 2' which provides detailed information on design standards.

- Section 4 'Environmental Standards' considers energy efficiency, the use of renewable energy and water and waste management.
- Section 6 'Parking Guidelines' promotes the sensitive location of car parking and secure cycle parking.
- Section 7 'Housing Density and Mix' states that new housing development should not be viewed in isolation and proposals must be designed having regard to not only the immediately adjoining buildings but also the townscape of the wider area.
- Section 8 'Community Safety and Crime Prevention' promotes a safer environment.
- Section 10 'Internal Design Principles and the Provision of Space within Housing' promotes a high standard of internal design for new housing, encourages innovation and improved standards.

5.40 The proposed redevelopment scheme has been designed in accordance with the design guidance outlined within this document.

Providing for Housing Choice Supplementary Planning Document 2008 (SPD)

5.41 This document provides guidance about the mix of housing provision required in Manchester to ensure everyone living in the City has the opportunity of a decent, affordable and accessible home and that the range of available housing supports economic growth and sustains neighbourhoods, attracting families and workers.

Other Relevant Guidance

Design for Access 2 (2003)

5.42 This is the Council's best practice guidance on inclusive design standards. This document has been considered in developing the scheme's design, with regards to internal layout arrangements, and access and manoeuvrability.

Manchester Residential Quality Guidance (2016)

- 5.43 The purpose of the document is to outline the qualities and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester. Above all the guidance seeks to ensure that Manchester can become a City of high quality residential neighbourhood and a place for everyone to live.

Manchester City Centre Strategic Plan 2015-2018 (March 2016)

- 5.44 On the 2 March 2016 the City Council's Executive approved the City Centre Strategic Plan which seeks to provide an up-to-date vision for the City Centre within the current economic and strategic context along with outlining the key priorities for the next few years for each City Centre neighbourhood. This document seeks to align itself with the Manchester Strategy (January 2016) along with the Greater Manchester Strategy. Overall the City Centre plan seeks to "shape the activity that will ensure that the City Centre continues to consolidate its role as a major economic and cultural asset for Greater Manchester and the north of England".

6. Planning Appraisal

6.1 Having regard to the above relevant planning policy guidance, the main material considerations against which the proposed scheme should be considered, and which are discussed in this section, include:

- Principle of Development
- Design and Heritage Considerations
- Potential Impact on Amenity
- Sustainable Development: Economic, Social and Environmental Benefits
- Accessibility and Parking Provision
- Access for Disabled People
- Crime and Security Issues
- Servicing: Waste Management and Deliveries
- Ecology
- Air Quality
- Drainage
- Affordable Housing/Other Contributions
- Mechanical Ventilation and Commercial Kitchen Extract
- Blue and Green Infrastructure Statement

6.2 Further details regarding the design of the scheme are provided in the Design and Access Statement and architectural drawings prepared by The Space Studio.

Principle of Development

6.3 Planning policy at national and local level supports development that makes the best use of previously developed land and vacant buildings within an urban setting, which are well located in terms of existing activities and infrastructure. The site isn't located in an area identified in CS policy CC 3 as a key location for residential development, although CS policy CC 7 confirms that residential use will be supported as part of mixed use developments where economic uses are also provided. The proposal will align with this by providing

residential apartments (use class C3) on the 1st to 4th floors of the building above restaurant use on the upper ground and lower ground floors. The retention of restaurant use on these levels also ensures that active use is provided to the Portland Street, Reyner Street and Charlotte Street frontages, something which is again consistent with CS policy CC 3.

6.4 A number of nearby former warehouse buildings have been successfully converted to apartments, confirming that the proposed residential use is appropriate in principle in this location. This issue of vacancy at the upper levels of warehouse buildings continues to be an issue in this part of the City Centre. The proposed residential use will allow the vacant floorspace to be sustained in active viable use, whilst it may also act as a catalyst for the redevelopment and reuse of other vacant buildings in the area. The principle of residential development was also confirmed to be acceptable during pre-application discussions held with Council Officers, particularly as it will help to secure the long-term future the Grade II listed building which is in poor condition and requiring significant investment.

6.5 The population of Manchester continues to grow which is placing increasing pressure on the existing housing stock. The need for additional housing is recognised by CS policies S03, CC 3 and H 1. The Core Strategy identifies a need for a minimum of 16,500 dwellings in the City Centre during the period March 2009–March 2027, with a presumption towards high density housing development. The provision of 14 apartments will contribute to meeting this need and at the same time assist in the regeneration of this part of the City Centre; will provide a form of accommodation that will attract economically active people who will contribute to the long term economic growth of the City Centre. The proposed scheme has been designed to meet nationally described space standards. With regards to the mix 8no. 1 bed apartments and 6no. 2 bed apartments will be provided, whilst it is recognised that the Council usually seek no more than 33% 1 bed apartments within schemes, it is important to recognise the challenges that are associated with converting a Grade II listed building which imposes additional constraints in terms of layout as well as delivery. An alternative layout which provided no more than 33% 1 bed apartments would result in an inefficient layout and reduce the density of the scheme which would not be appropriate in this central City Centre location. It is acknowledged that the most significant demand within

Manchester City Centre is for 1 bedroom apartments¹, and the accommodation mix within the scheme will help to cater for this. Overall, taking account the challenges of converting a Grade II listed building and the housing demand, it is considered that the proposed housing mix is justified, whilst it is recognised that flexibility has been applied in similar situations, for example 2 Waterloo Street where 11no. 1 bed and 4no. 2 bed apartments were approved as part of planning permission 111747/FO/2016/C2.

6.6 With regards to the restaurant use, the planning history confirms that this is the established use of the upper ground and lower ground floors, although this space has been vacant for some years. The proposed scheme will reinstate the restaurant use, which as noted above aligns with current planning policy which supports mixed and active use within buildings, particularly where they front key pedestrian routes (which Portland Street and Charlotte Street are). The proposed scheme has been designed to reflect the requirements of modern restaurant operators and the space carefully considered from a functional perspective. Although an end-user is not currently identified it is considered that the prominent location and the building, as well as the sensitive refurbishment and incorporation of historic decorative features will make the space highly attractive to potential operators. It is recognised that a key planning consideration will be to ensure that the restaurant use can operate without any adverse impacts on the proposed residential use in terms of servicing, potential noise, and control of fumes and odours. These aspects have been carefully considered during the design process and are discussed later in this Statement.

6.7 It is important to highlight that the proposed residential and restaurant uses are also deliverable on the site due to the following reasons:

- It is Available – There are no ownership issues and the proposals are able to be delivered once planning permission and listed building consent are secured.
- It is Suitable – The suitability of the site for restaurant and residential development is confirmed throughout this report, by reason of its highly accessible/sustainable City Centre location and its proximity to existing restaurant and residential uses.

¹ <https://www.manchesterworld.uk/lifestyle/demand-for-the-smallest-flats-in-manchester-zoopla-report-3841745>

- It is Achievable – There are no policy restrictions or development constraints that would impact on the scheme's deliverability. Should planning permission and listed building consent be granted, then owners are keen to commence works on site.
- It is Viable – The scheme is financially viable and deliverable.

6.8 In general terms the benefits of the scheme are that it:

- Involves the sympathetic restoration of a Grade II listed building which is currently in poor condition with restaurant and residential use that will secure its long-term future, ensure the retention of historic/architectural features and minimise impact on the building's fabric.
- Will have a positive impact on the Portland Street, Reynier Street and Charlotte Street streetscapes by providing active use and the sensitive repair of the building.
- Provides uses that will have a positive impact on the regeneration of this part of the City Centre, with the mix of apartments meeting an identified need for accommodation in Manchester City Centre and contributing to the creation of a sustainable community; and the restaurant use providing activity and vibrancy and complementing existing commercial uses.
- Ensures no adverse impact on the amenity of occupants of nearby buildings, whilst the design will enable a good standard of living for future occupants.
- Will secure direct investment into the local community through the provision of jobs during the construction stage and within the restaurant, and spending in nearby facilities by future residents.

- Involves the development of a site in a highly sustainable and accessible location, with these benefits contributing significantly to the viable and sustainable regeneration of the broader area.
- Will encourage further investment into the City Centre and the provision of uses that will encourage natural surveillance to help reduce crime and the fear of crime.
- The application site and building is not affected by any development constraints which can't be mitigated through the planning process.

6.9 The above points are considered in more detail within the remainder of this section and demonstrate that the scheme wholly accords with national and local planning policy guidance.

Design and Heritage Considerations

- 6.10 A Heritage Statement has been submitted in support of the application and considers the heritage implications associated with the scheme in detail. It provides a detailed physical description of the building (external and internal); identifies its heritage significance; appraises the proposed scheme against this significance; and, assesses the potential impact of the scheme on the setting of nearby designated heritage assets including the George Street Conservation Area; 41 & 43 Faulkner Street (Grade II); 45 and 47 Faulkner Street (Grade II); 49 Faulkner Street (Grade II); Lindencourt House at 34 Charlotte Street (Grade II); 44 to 50 Portland Street (Grade II); and 52 and 54 Portland Street (Grade II).
- 6.11 The submitted scheme has been sensitively designed to incorporate as many of the original features as practically possible and be sensitive to the historic fabric of the building. The scheme will enhance the building's external appearance, making use of existing openings and resulting in minimal intervention to the historic fabric. The development will involve the

cleaning, restoration and repair of historic fabric with a sensitive heritage-led approach to doors, railings, columns and beams, staircases, skirtings and cornicing/plasterwork etc.

6.12 Despite there being a number of significant heritage benefits associated with the scheme there will be some impact caused by some works although this is minimised as far as possible. As confirmed within the Heritage Statement, the level of harm is considered to amount to 'less than substantial harm' and will not fundamentally compromise the special architectural interest of the buildings. In accordance with paragraph 202 of the NPPF, the level of harm is clearly and demonstrably outweighed by the significant public benefits associated with the scheme, including:

- The sympathetic restoration of a Grade II listed building with residential and restaurant use, which will secure its long-term future, ensure the retention of historic/architectural features and minimise impact on the building's fabric.
- The development of a scheme that will have a positive impact on the Portland Street, Reyner Street and Charlotte Street streetscapes.
- The provision of uses that will have a positive impact on the regeneration of this part of the City Centre. The mix of housing will meet an identified need for accommodation in Manchester City Centre and contribute to the creation of a sustainable community.
- Securing direct investment into the local community through the provision of jobs during the construction stage as well as within the restaurant, and spending in nearby facilities by future residents.
- The encouragement of further investment into the City Centre and the provision of uses that will encourage natural surveillance to help reduce crime and the fear of crime.

6.13 In respect of impact on the setting of the nearby listed buildings the scheme will facilitate the repair and restoration of the building. Other changes are limited in scope and include the creation of a DDA access from street level and changes to mechanical plant. Overall

however, by facilitating the restoration and reuse of this building there will be a beneficial impact on the setting of nearby listed buildings.

- 6.14 In summary, the sensitive conversion of the building will enable it to be brought back into use and will secure its long-term future. The scheme therefore accords with section 16 of the NPPF; CS policies CC 9, EN 1 and EN 3; and, UDP policies DC18.1 and DC19.
- 6.15 In general design terms the proposal has been developed in accordance with CS policy DM 1 and will: improve the character and appearance of the surrounding area; ensure there is no adverse impact on existing resident's amenity, whilst future occupants will be provided with good quality internal accommodation; enable disabled access into and throughout the majority of the building; provide overlooking of Portland Street, Reyner Street and Charlotte Street which will reduce the potential for crime and maximise opportunities for natural surveillance; allow adequate provision for refuse storage and collection; and, enable the scheme to achieve high sustainability credentials.

Potential Impact on Amenity

- 6.16 The surroundings of the site comprise a mix of uses. Within the immediate vicinity of the site are offices, hotels, bar/restaurants, and nightclubs. There are also a number of residential developments nearby. The proposed scheme involves the conversion of an existing building to provide restaurant use on the upper ground and lower ground floors, and apartments on the 1st to 4th floors. These uses are appropriate within the site's context.
- 6.17 An important consideration relates to whether the proposed dwellings will provide future occupants with a satisfactory level of amenity. All dwellings will benefit from outlook to surroundings streets and achieve good levels of natural light. On the fourth floor outlook is achieved by providing a raised floor within the dining/living areas of these apartments to achieve outlook from the angled windows.
- 6.18 Internally, all of the dwellings will be of a high standard of design in terms of living accommodation, sound proofing and ventilation. Large floor to ceiling height, large

windows and the incorporation of historic features will make the apartments attractive spaces to live. Although the scheme will not provide external amenity spaces this is not unusual for City Centre apartment developments which reuse a listed building. Notwithstanding this it is noted that the site is in close proximity to numerous areas of public open space (including Sackville Gardens, St Peters Square and Piccadilly Gardens) which mean that future occupants of the scheme will be provided with good access to public amenity spaces.

- 6.19 A key issue associated with the amenity of future residents of the scheme is the potential impact from noise sources including road traffic, mechanical ventilation equipment, and noise associated with the licensed premises including the restaurant use on the upper ground and lower ground floor levels. This potential impact is considered within noise reporting undertaken by dBx Acoustics. The reporting confirms that the existing glazing units do not provide sufficient sound insulation to limit noise break-in to acceptable levels and therefore sets out that secondary glazing and a mechanical ventilation system will be required (also natural ventilation is possible to the Reyner Street elevation). Reporting has also been undertaken relating to noise transfer through the building. Mechanical ventilation equipment proposed as part of the scheme will be specified in order to satisfy the Council's noise criteria (mechanical ventilation and the control of fumes/odours is discussed in further detail later in the report). These noise matters can be controlled through standard planning conditions. In addition to these technical matters, it is confirmed that the restaurant will be run in accordance with an 'Operating Schedule including Dispersal Procedure and Smoking Strategy' which is set out at Appendix 4 of this Statement which will further help to ensure the amenity of residents is protected.
- 6.20 In summary, the proposed development will not have an adverse impact on the amenity of existing neighbouring uses, nor will the amenity of future occupiers be adversely affected by surrounding uses and noise sources. As such, the development complies with relevant policies contained within the NPPF, CS policy DM 1, UDP policy DC26.1 and the 'Guide to Development in Manchester' SPD.

Sustainable Development: Economic, Social and Environmental Benefits

- 6.21 The proposal will have high sustainability credentials as a result of the economic, social and environmental benefits that it will bring.

Economic Benefits

- 6.22 The proposed development will bring a number of economic benefits during and post construction, particularly in terms of job creation in the conversion/restoration of the building and increased expenditure in the City Centre. Full-time jobs will also be associated with the restaurant use. A shortage of housing can act as a barrier to people accessing job opportunities, thus preventing the City from achieving its economic potential. The development's provision of 14 dwellings will help meet the needs of local people and those moving to the City, thereby contributing to the economy.
- 6.23 Ministerial statements refer to the pressing need of ensuring that the planning system does everything it can to help secure sustained economic growth, urging planning authorities to make every effort to identify and meet the housing needs of their areas. It is accepted that house building is a driver of the local economy. Together with creating job opportunities during the construction phase, the proposed apartments will increase Council tax revenue as well as provide the Council with additional funding through the New Homes Bonus. Also, there are a number of vacant buildings and sites in close proximity to the site, with the proposed development acting as a catalyst for further regeneration in this part of the City.

Social Benefits

- 6.24 The proposed scheme will provide a mix of 1 and 2 bed apartments which will help meet the local demand for residential accommodation in the City Centre, whilst the provision of an active use will provide passive surveillance and minimise the potential for crime on surrounding streets. Due to the site's location within the City Centre, there are an array of amenities and employment opportunities on offer, whilst the site is accessible by all major

non-car modes of transport. The restaurant use will also enhance the offer in this part of the City Centre and provide a space for people to meet and socialise.

Environmental Benefits

- 6.25 The proposed scheme will have significant environmental benefits since it involves the conversion of an existing building which has been vacant for a number of years. The reuse of the building will potentially reduce development pressure on greenfield sites and help the Council meet their 90% target for new development to be on previously developed land. The refurbishment and proposed restaurant and residential use will provide the building with a new lease of life, ensuring positive impacts on the Portland Street, Reyner Street and Charlotte Street streetscapes. The City Centre location ensures that the site is highly accessible, thereby reducing the need to travel by unsustainable modes of transport. The scheme will also provide secure cycle storage facilities for future residents promoting sustainable travel.
- 6.26 An Environmental Standards Statement has been prepared by Parker Wilson and addresses energy efficiency, renewable energy and environmental standards. The report confirms that heat recovery ventilation units will be provided to the apartments, whilst the commercial units are likely to require comfort cooling which can be provided via a reverse cycle heat pump system to provide heating and cooling to the restaurant. In addition high efficiency lighting and lighting controls can be provided to significantly reduce building energy consumption. Other sustainability measures are fully considered within the report although have been discounted due to technical reasons or constraints of the site / building including its Grade II listed status.
- 6.27 Having regard to the above and in accordance with the provisions of the NPPF, the proposed scheme will contribute to the achievement of sustainable development through the delivery of positive economic, social and environmental benefits; and, will accord with CS policies, EN 4, EN 6, EN 8 and DM 1.

Accessibility and Parking Provision

- 6.28 The site is highly accessible by public transport, with residents of the proposed scheme and staff / customers to the restaurant having a very good range of public transport travel choices. The site is located within walking distance of most of Manchester City Centre including Piccadilly Gardens, St. Peters Square, Piccadilly Railway Station and Oxford Road Railway Station.
- 6.29 The proposed development will be car free as it is not possible to provide any car parking within the site due to the fact that it involves the conversion of a Grade II listed building that is set at the back of pavement. Notwithstanding this, the car free nature of the development will accord with the general thrust of National and Local planning policy and help to reduce car borne trips and encourage travel by sustainable modes such as public transport, walking and cycling. Due to the highly sustainable and accessible location of the site, the absence of any car parking is considered appropriate.
- 6.30 Although the scheme doesn't provide on-site car parking provision, there is plentiful off-street parking available at nearby multi-storey car parks in addition to on street pay-and display car parking on surrounding streets for any residents who do wish to own a car. For future residents who do not wish to own a car on a long term basis car club is an option. This is a privately owned rent-a-car / car sharing company where vehicles parked in dedicated bays can be reserved online or by phone in advance, and are available 24 hours a day, 7 days a week. The nearest car club bays are approximately 150m and 300m away on Bloom Street and Fountain Street respectively. The scheme will also provide 14 cycle parking spaces equating to 100% provision.
- 6.31 Taking account of the above it is concluded that there are no highway, traffic or transport reasons to withhold planning permission for the scheme and it is therefore commended for approval in this respect. It has been demonstrated that the scheme accords with the transport requirements of the NPPF, policy T 2 of the Core Strategy and section 3 'Accessibility' of the Guide to development in Manchester SPD.

Access for Disabled People

- 6.32 The scheme has been designed in response to the requirements of CS policy DM 1, UDP policy DC7.1, section 3 'Accessibility' of the Guide to Development in Manchester SPD, and the City Council document 'Design for Access 2', to ensure that the proposed scheme is inclusive and accessible to all and considers the requirements of disabled persons.
- 6.33 Level access is provided to the restaurant via the proposed main entrance. A platform lift from this level will provide access up to the upper ground floor. An accessible WC is provided on this level. Although disabled access is not possible to the lower ground floor level this space will simply replicate the function of the upper ground floor therefore this is not considered essential particularly when considering the implications for the listed building of achieving this.
- 6.34 With regards to the residential element a new disabled access from the street will be created through the adaption and alteration of an existing window opening located adjacent to the Charlotte Steet entrance. Whilst this will have some heritage impact, through an options appraisal it was considered that this was the most appropriate and sensitive way in which to ensure wheelchair access into the building. The disabled access leads to a lobby where a lift provides access to the residential reception area on the first floor, from here there is level access through to the building's main lift which will provide level access to the upper residential floors. All apartments are single level, except for two on the fourth floor where the living/dining area will be raised up to allow for outlook from existing windows.
- 6.35 Taking the above factors into consideration it is judged that appropriate and sensitive adaption of the building is proposed in order to achieve level access into and through the development which aligns with provisions of DFA2.

Crime and Security Issues

- 6.36 A Crime Impact Statement (CIS) has been prepared by Greater Manchester Police (GMP) Design for Security. The CIS confirms that there are a series of positive aspects associated

with the scheme that will contribute to the prevention of crime and the fear of crime. These include:

- The main entrance to the restaurant will be positioned in a prominent location on Portland Street where it will subject to high levels of surveillance during the day and at night from those passing by on foot and in vehicles.
- The communal entrance to the apartments will be taken from the Charlotte Street elevation where it can easily be seen on approach. Charlotte Street is a well trafficked street both by pedestrians and those in vehicles.
- There will be an internal bike store for residents of the apartment building to secure their bicycles.
- The entrances to the building, and the door to the rear of the building, are not recessed and unlikely to be misused by those antisocially or criminally minded.
- The proposed uses are appropriate and in keeping with uses in the local area.
- The proposed apartments are provided above ground floor level and the potential impacts of excessive noise, nuisance and anti-social behaviour (particularly at night) are less likely.
- Lower ground floor windows are protected with iron railings, protecting glazing from accidental or malicious damage.
- The external fire escape stairs cannot be access from street level and won't be used as part of the proposed fire strategy.

6.37 The CIS confirms that Greater Manchester Police are minded to support the scheme subject to certain recommendations. In response to these the following is confirmed:

- The main communal entrance door to the apartments will be security certified. Access will be controlled by a video entry phone system.
- Access to the bike store will be restricted to residents, and will provide storage allowing both wheels and frames to be secured.
- The opening hours of the restaurant will be similar to those of nearby premises.
- The entrance to the restaurant will be security certified and the premises will be equipped with an alarm.

- The layout of the restaurant will allow for customers entering / leaving the premises to be readily observed by staff; will ensure that back-of-house/staff areas are not publicly accessible and will provide a secure area for staff to store belongings; will ensure that tills are positioned away from customers' reach; will provide an uncluttered and open layout allowing views of all spaces; and will provide few spaces for concealment.

6.38 From a crime and security perspective, the scheme complies with the provisions of the NPPF, Core Strategy Policy DM 1, and Section 8 'Community Safety and Crime Prevention' of the Guide to Development in Manchester SPD.

Servicing: Waste Management and Deliveries

6.39 With regards to waste storage and collection, a waste management strategy has been prepared and submitted as part of the application. Facilities for the internal storage of refuse and recycled waste will be provided in the kitchen area of each dwelling, whilst a communal bin store (which will accommodate bins for refuse, paper, glass and cans, and food waste) is provided at upper ground floor level. The size and number of bins provided satisfies MCC's guidance. A separate bin store for the restaurant is also provided which will accommodate bins for refuse, paper, glass and cans, and food waste. Waste collection crews will be provided with a key/code to access the bin store to allow collections to be made. It is anticipated that waste collection crews will park on Reyner Street or Charlotte Street. The approach to waste management ensures that the scheme complies with the provisions of the NPPF, CS policies EN 19, DM 1 and section 4 'Environmental Standards' of the Guide to Development SPD.

Ecology

6.40 A Daytime Bat Survey & Nesting Bird Survey of the building has been undertaken by Rachel Hacking Ecology. No evidence of bat activity was found within the building. The report states that exterior features are mostly in good repair, with some features offering potential bat access points. The interior floors support cavities and gaps, behind plasterboards and where bricks are missing. The building is well-lit and airy. The basement provides darker

spaces with gaps within the internal brickwork. The report confirms that the building does not sit adjacent to any potential bat foraging habitats, such as canals, rivers or train lines, making bat presence less likely, whilst this part of the city is well-lit. The report concludes that since no evidence of bat activity was found and based on the location of the building, the building is evaluated as having negligible/low potential to support bats. The impact to the building will be low, with the upper floors converted. No work is proposed to the roof. Notwithstanding these findings Rachel Hacking Ecology advise that a proportionate approach to the development is to recommend a precautionary working method statement be implemented. Therefore, the following approach is recommended:

- Prior to work commencing, a toolbox talk should be given to the site personnel to explain how to identify bats and bat evidence, relevant legislation and what to do if a bat is found.
- If a bat, or evidence of a bat, is found during works, work must temporarily cease and a suitably licensed and experienced ecologist be contacted for advice.
- Site personnel should not handle bats.

6.41 The implementation of the above can be secured through a planning condition.

6.42 The report notes that evidence of nesting birds was identified during the visit. If any work is to proceed to the building within the bird nesting season (which is generally March-August), then a nesting bird check will be required immediately prior to any work. This should be carried out by a suitably experienced ecologist. Biodiversity enhancement of the site can be achieved by the incorporation, where possible, of small bat bricks and bird nesting boxes. Again, the implementation of the above can be secured through conditions.

6.43 Subject to complying with the recommendations of the Daytime Bat Survey & Nesting Bird Survey, and appropriate conditions, the proposal is deemed to be in accordance with CS policy EN 15 and provisions at Section 15 of the NPPF.

Air Quality

- 6.44 An Air Quality Assessment prepared by Redmore Environmental has been submitted as part of the application. The report considers the potential of the development to cause air quality impacts as a result of fugitive dust emissions during construction, road traffic exhaust emissions associated with vehicles travelling to and from the site during operation, as well as exposure of future occupants to any existing air quality issues. The report has established the baseline conditions and considers potential effects as a result of the scheme.
- 6.45 The report has established that providing good practice dust control measures are implemented during the construction, dust generation will not be significant. The report also confirms that due to the car free nature of the development, road traffic exhaust impacts will be not significant.
- 6.46 Finally, the report assesses the potential to expose future occupants to elevated pollution levels. Based on dispersion modelling it is predicted that annual mean NO₂, PM₁₀ and PM_{2.5} concentrations will be below the relevant Air Quality Objectives and Air Quality Target Value across the development. The site is therefore considered suitable for residential use from an air quality perspective. For the above reasons the proposal therefore complies with Core Strategy Policy EN 16 'Air Quality'.

Drainage

- 6.47 A Sustainable Drainage Strategy has been prepared by Dyse Structural Engineers and submitted as part of the planning application. The report confirms that change of use of the existing building will not change the hard surface area which is currently drained. As such, providing the existing gullies, downpipes and drains are in good working order, no changes to the surface water below ground drainage is envisaged. However, it is noted that some of the drainage is in poor condition and for a building of this age Dyse consider that some repair to and/or replacement of some of the existing below ground drainage will be required with a CCTV condition survey being undertaken to identify defects within the system.

- 6.48 The report also notes that new developments are currently required to utilise sustainable urban drainage systems (SuDS) to manage surface water runoff. Typically, in order of preference, SuDS systems would require:
1. Infiltration into the ground.
 2. Discharge to a watercourse.
 3. Discharge to a surface water carrier drain.
 4. Discharge to a highways carrier drain.
 5. Discharge to a combined carrier drain.
- 6.49 Given the constraints of the site, Dyse do not consider that it would be reasonably viable to provide SuDS in the context of this project.

Affordable Housing/Other Contributions

- 6.50 Policy H 8 of the Core Strategy and Supplementary Planning Document and Planning Guidance 'Providing for Housing Choice' (Adopted September 2008) requires 20% of houses, within developments of 15 or more units, to be affordable, unless certain exemptions can be met. The proposed scheme will provide 14 apartments and is therefore below the trigger when affordable housing is sought.
- 6.51 It is also possible that the scheme may not be able to deliver developer contributions as identified in policy PA 1 'Developer Contributions' of the Core Strategy. Having said this, such contributions tend to be required to mitigate the harm that a new development brings and to allow a development's integration into the surrounding area. The development isn't of a scale that would lead to a detrimental impact on the surrounding area, particularly considering its City Centre location. For example, this report confirms that there are no highway, traffic or transport issues associated with the scheme; the Crime Impact Statement confirms that there are positive aspects of the proposal that will contribute to the prevention of crime and the fear of crime; and, the scheme will achieve high energy credentials. Furthermore, the proposed scheme will involve significant costs in sensitively refurbishing and restoring a Grade II listed building, which will provide significant benefits relating to improvements to the public realm and protection and enhancement of the City's heritage.

The benefits associated with the scheme should be deemed a material consideration in considering the application proposal which is consistent with CS policies H 8 and PA 1, and the Providing for Housing Choice SPD.

Mechanical Ventilation and Commercial Kitchen Extract

Mechanical Ventilation of Apartments

- 6.52 Mechanical ventilation is proposed to the apartments. To comply with Part F of the Building Regulations, the apartments will be served by individual mechanical whole-house ventilation systems with heat recovery (commonly referred to as MVHR). These would extract damp and warm air from kitchens and bathrooms and return heat to incoming fresh air as it is delivered to bedrooms and living areas. Such systems offer greater control over the quality of the internal environment and provide a ventilation solution that does not rely on opening windows for background or purge ventilation. MVHR would be designed to run continuously to provide 'trickle' ventilation. A boost function would be provided, linked to the use of the bathrooms or kitchen to increase the air change rate within the apartment. An MVHR unit will be installed within the store room within each apartment.
- 6.53 Each MVHR system would require its own supply and exhaust penetrations through the external walls of the building. It is proposed that these are installed as brick vents. These would be coloured to match the brickwork to ensure that they are discrete. Their installation is considered reversible, as the vents could be removed and replaced with bricks in future if required. Details of these M+E proposals are provided within the submitted 'Services Strategy Report' and M+E drawings by Parker Wilson.

Commercial Kitchen Extract

- 6.54 The proposed restaurant unit will require kitchen extract. The type and extent of this system and any associated odour treatment would depend on the kitchen equipment and cooking type, and in turn the end-operator which is yet to be confirmed. A flue route for the kitchen extract is indicated on the drawings. This follows the route of the existing flue, rising up the

building on the Rayner Street façade to discharge above roof level. This method of extract will allow for a 'worse-case' scenario to be catered for in terms of the maximum extent of odour control and extract. On this basis the proposal is acceptable in principle and can be supported at application stage. A standard condition requiring full details of the extract and ventilation system for the commercial kitchen can be applied to allow these details to be confirmed once an end-operator for the restaurant is known.

Blue and Green Infrastructure Statement

- 6.55 The proposal involves the conversion of an existing Grade II listed building which occupies the entirety of the site. Due to this there are no opportunities to provide or increase blue or green infrastructure as part of the development. The sensitive conversion of the building to provide residential accommodation within the City Centre, which will utilise the embodied energy within the structure, will however mitigate potential adverse impacts on existing green infrastructure within Manchester and the region in order to meet housing and other needs.

7. Conclusion

7.1 The scheme will deliver a series of positive planning, regeneration and heritage benefits which are identified within the supporting information submitted as part of the application and which are discussed within this Planning Statement. These include:

- The sympathetic restoration and conversion of a vacant Grade II listed building which is currently in poor condition to provide restaurant and residential uses that will secure its long-term future, ensure the retention of historic/architectural features and minimise impact on the building's fabric.
- Having a positive impact on the Portland Street, Reyner Street and Charlotte Street streetscapes by providing active use and the sensitive repair of the building.
- Providing uses that will have a positive impact on the regeneration of this part of the City Centre, with the mix of apartments meeting an identified need for accommodation in Manchester City Centre and contributing to the creation of a sustainable community; and the restaurant use providing activity and vibrancy and complementing existing commercial uses.
- Ensuring no adverse impact on the amenity of occupants of nearby buildings, whilst the design will enable a good standard of living for future occupants.
- Securing direct investment into the local community through the provision of jobs during the construction stage and within the restaurant, and spending in nearby facilities by future residents.
- Involving the development of a site in a highly sustainable and accessible location, with these benefits contributing significantly to the viable and sustainable regeneration of the broader area.

- Encouraging further investment into the City Centre and the provision of uses that will encourage natural surveillance to help reduce crime and the fear of crime.

7.2 In addition, and following pre-application consultation with Council officers, a series of reports have been commissioned in support of the application which confirm that the development will have positive impacts on the heritage significance of the building and will provide benefits in reducing crime and the fear of crime, will improve the sustainability performance of the building and will not impact on the local highway network. It is also confirmed that the development will not give rise to any adverse amenity impacts, will not have an adverse impact on ecology, and is appropriate from an air quality perspective.

7.3 The proposed scheme fully accords with national and local planning policy guidance. Paul Butler Associates are pleased to submit this application for planning permission and listed building consent on behalf of ARE Assets, and look forward to working with Manchester City Council in progressing the application through to a positive determination.

Appendix 1: Broadband Connectivity Statement

External and internal fibre to the property cabling will be provided in line with the Government Guidelines for Data Ducting Infrastructure for New Homes.

In summary the below will be installed for the development.

External Infrastructure

Fibre cabling is brought into the development via underground ducting and into the building terminating at the data cabinet within the communications room.

Internal Infrastructure

Fibre is run internally via cable tray and GPON fibre direct to each dwelling. The fibre to the property broadband/data and VOIP telephony installations shall be provided to all dwellings as part of the Main Electrical Contracts scope of work.

Appendix 2: Construction Management Plan

This section provides initial details in respect of how the construction phase will be managed. At the planning submission stage of the process, in advance of a contractor being appointed it is not feasible to provide a construction management plan. A construction management plan is usually produced by the main contractor as they will have their own 'in house' procedures and regulations in place to manage the construction phase. The appointment of a contractor typically takes place once planning permission has been approved, and therefore this matter is usually the subject of a pre commencement planning condition in the Manchester City Council administrative area.

The applicant is keen to manage the construction process as effectively as possible and this may include the site manager liaising with residents/businesses in the area so they have a 'point contact' should they need it.

As mentioned above the construction management plan is usually the subject of a planning condition and will include information with respect to the items listed below:

- Defined access and egress routes for demolition and construction traffic, including staff, delivery and construction vehicles, including HGVs.
- Details of dust suppression measures and measures to control dust etc. on the surrounding public highway network.
- Methodology for the undertaking of demolition and on site processes.
- Extracted materials to be segregated within the building/site for removal to licensed waste sites. Any asbestos would be removed by a licensed contractor.
- Specified working hours for the site including hours for the delivery of materials.
- Identified measures for the management of construction vehicles and plant machinery in order to reduce emissions.
- Measures for securing the site, including on site security and lighting.

The plan will set out the arrangements for contractor parking in liaison with Manchester City Council in order to minimise the potential parking issues with surrounding residents. We will work

with the Council through the post planning stages in order to formalise the management of the construction phase.

Appendix 3: Local Labour Agreement

To support the Council's aspirations to deliver employment opportunities for Manchester Residents the applicant and the appointed contractor will ensure that the project adds value to the local economy by maximising employment and training opportunities for established residents of the city centre of Manchester and the surrounding neighbourhood. The potential methods for achieving this are outlined below. It is recommended that a Local Labour Agreement is the subject of a **planning condition** as most contractors have their own 'in-house' staff such as Learning & Development Officers and Engagement Officers who support apprentices, work placements and trainees and engage with local stakeholders to identify opportunities for collaborative working.

This will allow ARE Assets and the appointed contractor to devise a bespoke Local Labour Agreement in co-ordination with Manchester City Council's Work and Skills Team.

Potential Initiatives

- a) Introducing/adopting local initiatives on the project, offering work experience and practical help.
- b) Notifying Local Manchester Employment agencies of any vacancies generated by the project, at the same time or in advance of recruitment from other sources.
- b) Working with Local Manchester Employment agencies, to identify specific positive action programmes, in support of equal opportunities, where these are applicable.
- c) Ensuring that local companies (where suitable companies exist) are represented on subcontract and supply tender lists through working with Manchester in Work to ensure local companies are represented on subcontractor lists (companies being those located in an area having an "M" postcode prefix).

d) Ensuring that the provisions of the agreement are transmitted to sub-contractors and suppliers involved in the project, where appropriate.

e) Ensuring that all our employees are suitably trained and wherever possible/viable, employing trainees on appropriately approved courses.

f) Provide reasonable access for representatives of Manchester City Council who may from time to time visit our contract works to check the labour register and:

- i. promote their services to sub-contractors
- ii. offer advice on training grants and employment subsidies, where available
- iii. provide information on local companies
- iv. seek feedback on recruits/trainees.

g) To provide information on labour and sub-contractor utilisation, as specified in the Labour and Sub-contractor Monitoring Procedures, Guidelines for Site Management.

h) Adopt and agree a Community Needs Plan for use throughout the project – Monthly updates to be carried out to ensure community need targets are on track to be complete in line with the agreed original intent.

Appendix 4: Operating Schedule including Dispersal Procedure and Smoking Strategy

The proposed restaurant use will be managed in accordance with an operating schedule, dispersal procedure and smoking strategy which is described below:

Operating Schedule

The operating schedule demonstrates the scheme's compliance with the Council's licensing objectives, namely: the prevention of crime and disorder; public safety; the prevention of public nuisance; and, the protection of children from harm.

Prevention of Crime and Disorder

A management policy will be instigated to ensure a safe and enjoyable environment is created for patrons and reduce any occurrence of antisocial behaviour or adverse impact on amenity.

The premises will be equipped with an effective and adequate CCTV system with a digital recording facility. The system shall be maintained and operated at the premises. Recorded images will be retained for at least 28 days and will be available to the police upon request.

Any person who appears intoxicated or is behaving in a disorderly manner will not be allowed to enter the venue. Staff will be trained to deal with intoxicated or disorderly customers in an appropriate manner and to recognise any suspicious behaviour.

The management shall seek advice from Greater Manchester Police's City Safe Team. Any person found to be using drugs will be removed from the premises. Any person found dealing drugs will be detained and handed to the police.

Regular toilet checks will be undertaken by staff to ensure no one is conducting criminal activities. The management will ensure that sufficient toilets with an appropriate number of male/female toilets as per British Standards are available. Sufficient lighting levels will be maintained.

Public Safety

The management shall implement staff awareness schemes and training to ensure compliance with health and safety and fire prevention legislation.

The management will ensure fire extinguishers are regularly maintained and inspected.

The management will ensure the development and implementation of evacuation procedures.

All staff will be trained to safely handle emergencies.

Prevention of Public Nuisance

Noise from amplified music shall not be such as to cause noise nuisance to the other occupants of the building or nearby premises.

The recommendations of the accompanying Noise Survey and Noise Impact Statement prepared by dBx Acoustics will be adhered to.

Protection of Children from Harm

Staff will be vigilant towards underage drinking. Prominent signage will be displayed about the laws relating to children and alcohol.

The venue will operate a "Challenge 21" policy, with staff trained at six monthly intervals in the law regarding sale of alcohol to underage people. Only photographic driving licences, passports, HM Forces cards, National Identity Cards or identification with the "PASS" hologram will be accepted.

Staff shall be informed that they have a shared responsibility for being satisfied as to the age of customers before alcohol is sold.

Dispersal Procedure

When the restaurant closes staff shall advise patrons to leave the premises quickly and quietly. Notices will also be displayed requesting patrons to be quiet and considerate when leaving the premises.

Patrons will not be permitted to take food/drinks out of the venue, with staff removing any bottles or glasses from patrons as they leave. The management will provide patrons with a telephone number of a private hire taxi firm if requested, on the proviso that the taxi firm will operate a ring back system and not create any additional noise either by sounding their horn or leaving their engine running while they wait for customers.

Staff will also be advised to leave the premises in a quiet and considerate manner.

Smoking Strategy

The application site does not include any external areas so no dedicated smoking area is provided. Patrons will however be permitted to smoke outside the premises. The external area will be covered by CCTV and wall-mounted cigarette disposal bins will be provided. Anyone seen dropping cigarette butts will be asked by staff to pick them up and dispose of them. Signs and staff will also request customers smoking outside the premises to keep noise to a minimum.