



Paul Butler Associates

Planning, Development & Heritage Consultants

1 November 2022

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

17.1170/fgc

FAO Angela Leckie

Dear Mrs Roscoe,

Hilton House, 26-28 Hilton Street, Manchester, M1 2EH **Submission of Application for 'Enlargement of Existing Café/Restaurant Unit (Class E (b))'**

On behalf of our client, HHNQ Ltd, please find attached an application for enlargement of an existing café/restaurant unit (Class E (b)). The proposal relates to the majority of the ground floor of Hilton House. Restaurant/Cafe Demise 1 is currently occupied by 'Feel Good Club' whilst Restaurant/Cafe Demise 2 is currently vacant. The proposal will allow for 'Feel Good Club' to expand into Restaurant/Cafe Demise 2. The proposal will therefore allow the whole of the ground floor of Hilton House to be brought into active use, as well as enabling a local independent restaurant/café operator to expand.

In order to provide a clear understanding of the application proposal this letter provides a description of the application site and surrounding area; explains the proposed development, including an overview of the relevant planning history context; and provides a review of the proposals against the relevant planning policy context.

1. The Site and Surroundings

The Site

The application site is located at Hilton House, 26-28 Hilton Street, Manchester, M1 2EH (see figure 1 below). Hilton House is a six storey building above a basement. The building is located on the west side of Hilton Street and is bound by Port Street to the north and Tariff Street to the south. Immediately to the west of the site is The Vaults, a former industrial building which has been converted (and extended) to apartments.

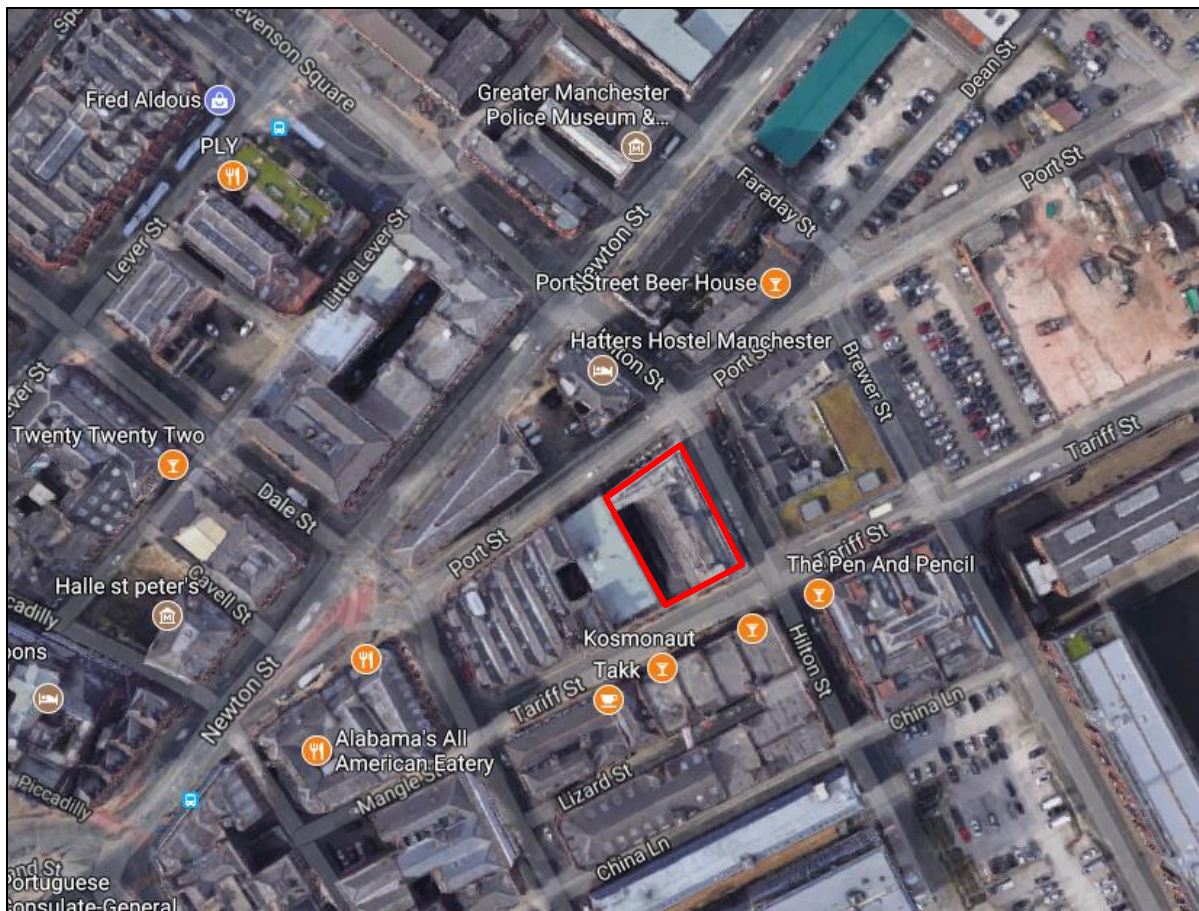


Figure 1: Aerial Photograph with Hilton House outlined red.

Hilton House comprises offices on the upper floors which are accessed via a communal entrance situated on the Tariff Street/Hilton Street corner of the building. The main part of the ground floor comprises a café/restaurant use currently occupied by 'Feel Good Club' which fronts Hilton Street. There is a second café/restaurant unit which has frontage to Port Street but which is currently vacant.

Hilton House dates from the 1960s and was designed by Richard Seifert, the architect who also designed Gateway House near Piccadilly Station. It is understood that the building was built for Manchester Polytechnic's Lighting and Drama Department. The building is constructed of a concrete frame which gives it a vertical emphasis. The ground floor principally comprises the glazed 'shopfront'. The top floor (5th) is set back by approximately 1m from the Hilton Street and Port Street elevations. The Tariff Street elevation is blank and a large mural/artwork has been painted on the wall. There is a further mural/artwork painted on a narrow part of the Port Street elevation situated adjacent to The Vaults. The building has recently been the subject of an extensive programme of refurbishment internally and externally including an extension at the rear of the building to provide additional office accommodation. These works, which have been undertaken by HHNQ Ltd, have dramatically improved the appearance of the building and its offer. The current application is closely associated with these works and will allow the full occupation of the ground floor of the building.

The Surrounding Area

The site is within the Northern Quarter area of the City Centre. The area is characterised by a broad mix of uses, including offices, residential apartments, and a wide range of commercial premises including shops, bars, cafes/restaurants and offices. These businesses make an important contribution to the overall employment provision within the City Centre.

The site is located within the Stevenson Square Conservation Area whilst there are several listed buildings nearby.

The site is located in flood risk zone 1. This is the lowest flood risk category and relates to land with less than 1 in 1000 chance of annual flooding from rivers and seas.

The site is located in a highly sustainable and accessible location. It is accessible on foot from large parts of the City Centre and is close to key transport hubs/stations, including Piccadilly Gardens bus and Metrolink station (approximately 350m to the west), and Piccadilly Train and Metrolink Station (approximately 450m to the south). Public car parks are also located nearby including on Dale Street and Tariff Street.

2. The Proposal

The application proposal relates to the majority of the ground floor of Hilton House. Restaurant/Cafe Demise 1 is currently occupied by 'Feel Good Club' whilst Restaurant/Cafe Demise 2 is currently vacant. The proposal will allow for 'Feel Good Club' to expand into Restaurant/Cafe Demise 2 (refer to submitted application drawings). The proposal will therefore allow the whole of the ground floor of Hilton House to be brought into active use, as well as enabling a local restaurant/café operator to expand and create employment.

The proposals do not require any external alterations to the building to facilitate the expansion of 'Feel Good Club'. The only minor change relates to the Tariff Street elevation where proposed vent exhaust will exit the building. This will pass through the external wall but will be screened behind existing cladding fins thereby avoiding visual impact.

The enlarged café/restaurant will include a commercial kitchen with associated extraction equipment and plant. On previous planning permissions final details of the commercial kitchen and associated extraction equipment and plant were conditioned. Details have now been worked up and a 'Specification and EMAQ Report' prepared by Purified Air has been submitted as part of this planning application for approval.

The operating hours of the café/restaurant unit will be 07:00 – 00.00 Monday to Sunday which reflects existing consented hours for 'Feel Good Club' (as approved by planning permission 122541/FO/2019 (as amended by 124377)).

Should any additional signage be required then proposals will be progressed separately by the operator.

3. Planning Assessment

In assessing the current application proposal it is important to highlight that the ground floor of Hilton House has previously operated as a single café/restaurant unit, whilst this was retained under planning permission 122541/FO/2019 (as amended by 124377)) which was approved on 13 September 2019. Following this, planning permission 129809/FO/2021 was granted on 4 June 2021 for 'Subdivision of ground floor (as approved under application ref no 122541/FO/2019) to provide additional cafe/restaurant unit (Class E(b)) (Restaurant / Cafe Demise 2) with associated mechanical plant with outside seating area'. This granted planning permission for the current subdivision of the ground floor café/restaurant spaces as currently exist.

The current application submission effectively involves a return to allow for a single café/restaurant space which will be operated by 'Feel Good Club' as they expand. The planning history for the site confirms that the principle of a single café/restaurant use has previously been assessed and confirmed as acceptable by Manchester City Council. In particular, planning permission 122541/FO/2019 (as amended by 124377)) which was approved on 13 September 2019 was assessed against provisions of the National Planning Policy Framework, the Manchester Core Strategy and Saved policies of the Unitary Development Plan which remain applicable for assessment of the current application proposal. Taking this into account it is therefore established that the current application proposal is acceptable in planning terms, whilst factors relating to activity, acoustics, hours of use, accessibility and waste management have previously been deemed acceptable by Manchester City Council.

The application proposal will provide a series of positive planning and regeneration benefits. It will:

- Provide vacant floorspace with an active use that will enhance the daytime and evening leisure offer within this part of the Northern Quarter.
- Enable the expansion of 'Feel Good Club', an independent café/restaurant operator which reflects the character and ethos of the Northern Quarter.
- Create employment opportunities during the construction/fit-out stage of development and through the expansion of 'Feel Good Club'
- Increase activity along Port Street which will help to reduce opportunities for anti-social behaviour and crime to be committed.
- Represent a form of sustainable development and provide a series of economic, social and environmental benefits.

In conclusion it is confirmed that the application proposal will deliver important benefits and is consistent with key relevant national and local planning policy which is set out at Appendix 1 of this letter. On this basis we are pleased to submit this planning application on behalf of HHNQ Ltd and respectfully request that it is granted planning permission.

Submission Information

The application is supported by the following documents and drawings:

Documents

1. Covering Letter (ref 17.1170/fgc) prepared by Paul Butler Associates.
2. Completed Application Forms and Certificates
3. Waste Management Strategy Pro-forma prepared by Paul Butler Associates.
4. Noise Impact Assessment prepared by Peak Acoustics (this report was submitted and approved by planning permission 122541/FO/2019 where the continued café/restaurant use on the ground floor of Hilton House was approved).
5. Specification and EMAQ Report prepared by Purified Air.

Drawings

Drawing No.	Title	Scale	Papersize
010	Site Location Plan	1:1250	A4
020	Existing Plan	1:50	A1
200	Ground Floor Demise	1:50	A1
300	Existing & Proposed Elevations	1:50	A1

The planning application fee (£462.00) will be paid on submission of the application to Manchester City Council by the applicant.

We trust that this information is sufficient to enable the positive determination of this application and we look forward to working with you in progressing it through to determination.

Yours sincerely



Ralph Taylor BSc MPLAN MRTPI
Associate Director

Appendix 1: Planning Policy Context

Planning policy guidance of relevance to the proposed scheme, 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.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The latest version was updated in July 2021. The document states that the purpose of the planning system is to contribute to the achievement of sustainable development. Of relevance to the proposed scheme it states that:

- The objective of sustainable development is summarised as meeting the needs of the present without compromising the needs of future generations to meet their own needs (Paragraph 7).
- So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (Paragraph 10).
- Applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise (Paragraph 47).
- Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity (Paragraph 81).
- Planning decisions should support the role that town centres play at the heart of local communities by taking a positive approach to their growth (Paragraph 86).
- Planning should aim to achieve healthy, inclusive and safe places which facilitate social interaction and create healthy and inclusive communities by amongst other things: promoting opportunities for meetings between members of the community through mixed-use developments and active street frontages; and, creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion (Paragraph 92).
- Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions (Paragraph 119).
- Planning should achieve high quality design for all developments. Developments should: function well and add to the overall quality of the area; be visually attractive as a result of good architecture; be sympathetic to local character and history; and, maintain a strong sense of place (Paragraph 130).

- Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development (Paragraph 185).
- Advising that heritage assets are an irreplaceable resource and should be considered in a manner appropriate to their significance (Paragraph 189).
- The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (Paragraph 203).

The Development Plan for Manchester

The Development Plan for Manchester comprises the following documents:

- The Core Strategy Development Plan Document (July 2012);
- Saved policies of the Unitary Development Plan for Manchester (July 1995);
- Interactive Proposals Map; and
- The Guide to Development in Manchester Supplementary Planning Document and Guidance (April 2007).

The Core Strategy Development Plan Document (July 2012)

The Core Strategy, adopted in July 2012, is the key Development Plan Document against which proposals should be judged. 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 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' which states that the Regional Centre will be the focus for economic and leisure activity; and, that development should enhance/protect the built/natural environment, reuse previously developed land wherever possible and improve access to jobs.
- Policy EC 1 'Employment and Economic Growth in Manchester' aims to improve access to jobs and continue the social, economic and environmental regeneration of the City, whilst seeking efficient use of buildings and minimising detrimental impacts on adjacent uses.
- Policy EC 3 'The Regional Centre' states that within the Regional Centre development for employment generating uses will be encouraged.

- Policy CC 4 'Visitors - Tourism, Culture and Leisure' states that the City Centre will be the focus for culture and leisure; and, promotes development which improves facilities for visitors and residents.
- Policy 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 with active ground floor uses promoted in locations which have an established public function.
- Policy CC 9 'Design and Heritage' states that development in the City Centre should preserve or enhance heritage assets, including conservation areas.
- Policy CC 10 'A Place for Everyone' states that the City Centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through: uses which increase the diversity of activity in the City Centre; and, high standards of accessibility to buildings and across spaces in the City Centre.
- Policy C 1 'Centre Hierarchy' outlines that the City Centre is the regional focus for commerce, culture, leisure and tourism.
- Policy C 10 'Leisure and the Evening Economy' supports evening and night time economy uses which contribute to the city centre's vitality and the creation of a safe, inclusive evening economy and which do not have a detrimental impact on residential amenity in terms of noise, traffic and disturbance.
- Policy EN 1 'Design Principles and Strategic Character Areas' states that development in Manchester must follow the seven principles of urban design and should have regard to the strategic character area in which the development is located. With regards to development in the City Centre developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.
- Policy EN 3 'Heritage' sets out that new developments must be designed so as to support the Council in preserving/enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance including conservation areas.
- 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 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 etc.

Saved Policies of the Unitary Development Plan for Manchester (July 1995)

The Unitary Development Plan (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:

- Policy DC10 'Food and Drink Uses' seeks to ensure that food and drink uses protect the amenity of nearby residents; have safe and convenient arrangements for servicing; ease of access for all; and provide for adequate storage and collection of refuse and litter.
- Policy DC18.1 'Conservation Areas' seeks to protect, preserve and enhance the character of the city's conservation areas.
- Policy DC19 'Listed Buildings' states that the Council will have regard to the desirability of securing the preservation of listed buildings and their setting.
- Policy DC22 'Footpath Protection' states that the Council will have regard to the effect of development on existing pedestrian routes and will not normally allow development which would result in unacceptable inconvenience to local pedestrian movement.
- Policy DC26 'Development and Noise' aims to minimise the adverse impact of noise on noise-sensitive developments.
- RC20 Area 5 Sub-Area 10 'Oldham Street/Newton Street/Lever Street' which describes the area at the time of the adoption of the UDP in 1995. The policy describes the area as being predominantly commercial, with a high proportion of substantial older properties.

Interactive Proposals Map

The Interactive Proposals Map shows both Core Strategy and Saved UDP Policies which apply in Manchester. This shows that the site is located within the City Centre and the Stevenson Square Conservation Area.

Guide to Development in Manchester Supplementary Planning Document and Guidance (2007)

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 8 'Community Safety and Crime Prevention' promotes a safer environment.

Other Relevant Guidance

Design for Access 2 2003

This document sets out the Council's best practice guidance on inclusive design standards. Design for Access 2 has been produced as a manual for architects, planners, engineers, landscape architects and other designers and sets out the City's aspirations for inclusive development.