

28 July 2022

Planning Services
Manchester City Council
P O Box 532
Town Hall
Manchester
M60 2LA

By email only

Dear Sir / Madam,

**UNIT G15, THE AVENUE, SPINNINGFIELDS, HARDMAN STREET, MANCHESTER
CONSTRUCTION OF SINGLE STOREY EXTENSION, EXTERNAL SEATING AREA, EXTERNAL
ALTERATIONS TO EXISTING BUILDING AND OTHER ASSOCIATED WORKS**

On behalf of the applicant, Spinningfields Estate Limited, we hereby submit a full planning application seeking planning permission for the construction of a single storey extension and external seating area to the to the ground floor of Unit G15 at Spinningfields.

This letter describes the proposal and assesses the proposed works against the relevant aspects of the Development Plan. It should be read in conjunction with the following technical drawings submitted in support of the application:

- Location Plan
- Proposed Site Plan
- Existing Elevations
- Proposed Elevations

The Site

Unit G15 occupies space on the ground and first floors of 3 Hardman Street. Located in the heart of the Spinningfields estate, the site fronts onto Crown Square and The Avenue. The immediate area is characterised by its mixed-use nature.

The unit was previously occupied by Iberica but has been vacant since July 2020. The proposed works are therefore seeking to increase the attractiveness of the unit and to provide a more useable space following the implications of COVID-19 on the hospitality sector.

Planning permission was granted in July 2021 for a similar form of development (reference 129821/FO/2021). However, the Applicant is no longer seeking to construct the proposal approved under this application and as such a revised application is now submitted. The overall function of the proposed scheme remains the same as that previously approved and this application is a material consideration in the determination of the new application.

Proposed Development

A new application is being submitted to improve upon the previous scheme in two areas. Firstly, a more conventional footprint gives greater flexibility and efficiency for the internal layout of the unit. Secondly the reduction in size of the extension will ensure that there is a limited impact on the surrounding public realm and other buildings within the immediate area.

These latest proposals remain part of a wider strategy to provide additional F&B offerings across the Spinningfields estate.

The proposed development consists of a single storey extension to the building and the creation of an external seating area to create an enlarged space for customers. The works will predominantly be a replacement of an existing external terrace to the building.

The open terrace will create a more visual connection with Crown Square and the wider Spinningfields estate. The conservatory element will provide additional indoor space and allow for a more flexible layout in the building to provide additional space for seating and tables.

The extension will extend to a similar distance as the west elevation of the neighbouring Oast House and will still allow for a suitable extent of public realm and continue access throughout Spinningfields.

The design of the extension considers the wider appearance of this part of Spinningfields and is intended to make the ground floor of the building more visually attractive. The conservatory element of the proposal will be constructed out of glass with black cladding at the lower level. The elevations will be bi-fold windows to allow for greater ventilation when required.

In order to accommodate the conservatory and terrace area, it is proposed to create new openings to the existing building. Three new openings will be formed in the existing facade, two will connect to the terrace and the third will connect to the conservatory. Further details can be found in the supporting Design and Access Statement submitted with the application.

Level access will be provided through the main entrance to the building and both new areas of the building will be accessible for all users. Further details can be found in the supporting Design and Access Statement submitted with the application.

There will be no change to service or waste collection operations and these will remain as existing.

Planning Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the development plan unless material considerations indicate otherwise. This section firstly assesses the proposed development against national planning guidance before providing an assessment against the relevant parts of the statutory Development Plan.

National Planning Policy Framework

The National Planning Policy Framework ("NPPF") sets out Government's planning policies for England and how these should be applied. It is the guiding document with respect to the principles that should be considered and tested through the planning process.

The NPPF promotes sustainable development which in turn as economic benefits. The proposed development will help meet this objective by increasing the attractiveness of a vacant unit. The unit is in a prominent position within Spinningfields and should not be left as a long-term vacancy.

The NPPF also promotes good design and as set out below, the proposal has been designed to assimilate into its surroundings and not detract from the wider appearance of this part of Spinningfields.

Manchester Core Strategy

The application site is located within the Spinningfields, an area identified as a focus for primary economic development in accordance with Policy CC1 Primary Economic Development Focus: City Centre and Fringe.

In assessing the proposal against the other relevant policies in the Core Strategy, the following conclusion can be reached:

- In accordance with Policy CC1, the proposed works to the existing unit will allow the continued provision of a restaurant set within high quality public realm and positively contribute to the wider employment setting within Spinningfields.
- In accordance with Policy CC7 the proposal will allow Unit 15 to continue to contribute to the mixed-use nature of Spinningfields through the provision of additional leisure activities.
- In accordance with Policy CC9, the extension and other works are designed to a high specification in order to complement the existing uses within this part of Spinningfields. The extension will primarily be constructed out of glass and will act as a focal point to the main building. The previous outdoor seating area created a visual barrier between the unit and streetscene and the proposal seeks to address this whilst also providing a more appropriate seating area.
- As set out above, the proposal provides suitable access for all users and is in accordance with the requirements of Policy CC10. The additional floorspace will allow for an improved internal layout to be provided which will provide a greater setting for customers.
- Where possible, the new floor, external walls, roof and glazing elements will surpass minimum U-values stated in the Building Regulations, to improve the thermal and acoustic performance of the building envelope. Pre-fabrication of new building elements will be used wherever possible to minimise site waste. The proposal is therefore in accordance with the requirements of Policies EN4 and EN8 insofar as they are relevant to what is a relatively minor extension to an existing building.
- As set out above, there will be no change to the servicing and waste strategies associated with the existing Unit. As such the operation of the unit will continue to be in accordance with the requirements of Policy EN19
- Given the nature of the development, the requirements of Policy T2 are also of limited relevance to the proposed development. However, the site is readily accessible by a range of modes of transport and the extended unit will continue to serve the existing business and residential population within the city centre.

- Finally, in accordance with Policy DM1 the proposal will not result in any significant effect on the amenity of the occupiers of adjacent units or buildings. There will be no significant increase in noise levels and general management of the space will be in line with existing restrictions applicable to the unit. The reduction in size of the extension when compared to the extant planning consent will also reduce the impact on the surrounding public realm as well as reducing the impact the new seating area will have on surrounding occupiers.

In view of the above assessment, the proposal remains in accordance with the relevant policies within the Core Strategy.

Summary

The proposed development consists of a single storey extension to the existing building and the creation of an external seating area to create an enlarged space for customers. The unit is currently vacant, and it is considered that the proposal will increase the attractiveness of the unit to potential occupiers.

The application seeks to revise a consented proposal to reduce the impact on the surrounding area. On the basis of the above assessment, it is considered that the revised development would continue to comply with the requirements of the Development Plan, and such would warrant the support of the LPA.

We look forward to discussing the proposals with you and trust the application can be validated. However, if I can be of any further assistance then please do not hesitate to contact me.

Yours faithfully,

Pete Gleave MCD MRTPI
Associate Director