

BREEN PLANNING

Planning Statement

Written and prepared by Breen Planning

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Introduction

Breen Planning (**the agent**) has been instructed by Mr. Mark McKee (**the applicant**) to prepare and submit a retrospective planning application to Manchester City Council (**the Planning Authority**) to seek planning consent for Retention of Existing Unit in use as Hot Food Takeaway (**the development**) on land at: 250-252, Bradford Road, Manchester, M40 7BT (**the site location**). The provision of this Planning Statement report has been prepared to support this retrospective planning application and seeks to demonstrate the appropriate nature of this development, in line with planning policy along with any relevant material considerations.

Site Location and Proposed Development

The site location to which this planning application relates is on land adjacent to 250-252 Bradford Road, with the plot in question totalling approximately 400sq metres, however the structure itself only covers an area of 29.7sqm. Prior to occupation, the site was vacant green space situated within a commercial site which is well distanced from residential dwellings, with the nearest dwellings positioned to the south at Broxton Street. At there junction of Bradford Road / Broxton St, there is an existing takeaway restaurant 'which assists in acting as a commercial barrier between the takeaway unit and residential dwellings in question. To the East of the site is existing commercial and industrial buildings are in present which do not suffer any negative impacts because of the proposal, with employees of these local businesses benefiting from the unit daily. The site is not associated with any particularly sensitive planning constraints or landscape designations. As per the Manchester Core Strategy, the site is situated within the Regional Centre, wherein Policy EC 3 of the Core Strategy is applicable.

The development is situ at the site is no. 2 standard shipping containers attached together, which have been converted into a kitchen and serving area, with an internal area of 29.7msq. To the front of the site there is a small queuing and serving area which currently hosts a small bench. The site benefits from sufficient off-street parking arrangements along the side as the applicant owns connecting land to the east. As can be seen from the supplied planning drawings, the container units have been converted and sited to a high quality where they do not appear to be out of place in their existing location. This is complimented by the fact that a shipping container supplier is located a short distance away from the site to the south. Thanks to several mitigating factors, it is considered that the development does not create any detrimental impact to the existing landscape character of this area by way of visual impact. While Breen Planning are off the view that the unit is well sited in consideration of this, the applicant would remain open to implementing screening measures such as hedges and vegetations which would provide further mitigation.

The unit operates 6 days a week currently, from 7am to 2pm Monday to Saturday and has proven to be a popular outlet for breakfast and lunch. The menu contains a number of healthy food options for variety. The early opening hours are ideal for employees at this location who rely on it for breakfast, similarly the area has some nightshift workers who stop by when they come off shift. Although the applicant is eager to retain the current hours of operation as much as possible, the applicant is willing to engage with the council on this should any concerns be raised.



Figure 1: Site Location Plan (Not to scale, see planning drawings)

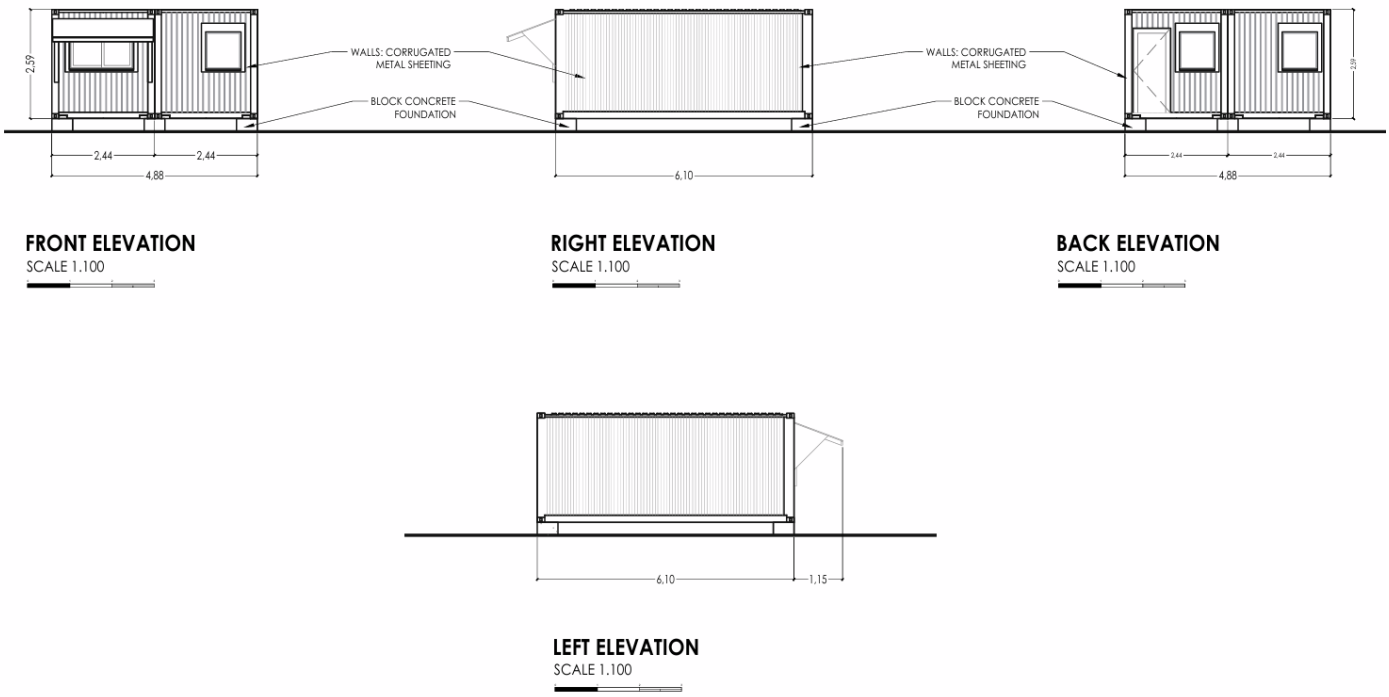


Figure 2: Elevations (Not to scale, see planning drawings)

The site is well serviced through the provision of appropriate equipment including extraction systems which ensure that any potential harmful odours are sufficiently dealt with. The unit is also serviced by sufficient waste management measures through a contractor, details of which have been supplied to the council in confidence as part of this planning application.

Policy Assessment

The following policy and guidance documents are recognized as primary considerations for the

decision of the associated application at the site location

- National Planning Policy Framework;
- National Planning Practice Guidance;
- Core Strategy Development Plan Document 2012 – 2027
- The Places for Everyone Plan

National Planning Policy Framework (NPPF) December 2024

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

i) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

ii) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

iii) **an environmental objective** – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimizing waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Section 12 of the NPFF relates to achieving Well-designed Places which states that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"

Paragraph 11 of the NPPF describes the presumption in favour of sustainable development. Paragraph 11 specifically states that for decision-making this means (amongst other things):

- approving development proposals that accord with an up-to-date development plan without delay; or:
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

The development represents sustainable development through the promotion of all three primary objectives of the NPPF as the proposed change of use will yield significant social value while not resulting in any detrimental environmental impacts. The development represents sustainable development through the promotion of all three primary objectives of the NPPF as the proposed development will stimulate social and economic activity at a local level while not resulting in any detrimental environmental impacts. Breen Planning kindly request that this planning application is examined and accessed within a suitable timeframe in line with paragraph 11 of the NPFF.

Core Strategy Development Plan Document 2012 – 2027

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1, Spatial Principles, - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, Development Management – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance:- • Appropriate siting, layout, scale, form, massing, materials and detail.

- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Community safety and crime prevention.
- Design for health.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Policy EN 10, Safeguarding Open Space, Sport and Recreation Facilities – The Council will seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out above and provide a network of diverse, multi-functional open spaces.

Policy EN19 (Waste) requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: i. Both construction and demolition waste will be minimised and recycled on site wherever possible; ii. The sustainable waste management needs of the end user will be met.

Places for Everyone (Joint Development Plan)

The Places for Everyone Plan is a strategic plan for nine of the 10 boroughs in Greater Manchester and forms part of the city's development plan. The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

Relevant policies of PfE in this instance are:

JP-S1: Sustainable development

Evaluation

Visual Amenity

There would be no adverse visual implications as the structure has been scaled and designed in line with the existing landscape character of this area, with the unit sited on a previously vacant, commercial plot. The structures siting is assisted through the fact that container provided is located a short distance from the proposal to the south which provides some level of precedent. The site is well distanced from residential dwellings to the north and south and is located adjacent to commercial properties to the east / northeast. The development is therefore considered to be consistent with Core Strategy policies SP1, DM1 and EN1. While the visual impact of the unit is minimal, the applicant would be open to implementing screening options to the site such as vegetations as hedgerow which would also provide biodiversity benefits to the site.

Highways Considerations

The site is well accessed through the Bradford Road, with appropriate off-street parking opportunities in place for any site visitors. The entrance and exit of the site benefits from sufficient visibility splays / sight lines which ensures that the development does not result in any highway safety risk. Pedestrian access is also well serviced.

Environmental Considerations

The unit is well survived with the provision of high-quality extraction equipment within the unit which keeps noise and odour to a minimum in accordance with policy SP1 and Policy EN 16 of the Core Strategy. Additional information on this is available at the request of the Planning Department or any consultees. In accordance with EN19 of the Core Strategy, the unit and its associated use, waste management is well serviced through an appropriate contractor, details of which, have been supplied to the council.

Conclusion

In considering this application, it is hoped that the Planning Authority recognise this development, in the unit itself and associated use as a takeaway, is well sited and has been scaled and designed appropriately in line with the existing landscape character of this area. As previously highlighted, the unit is located within an existing commercial site which is regularly used by employees of the commercial and industrial sectors throughout this area. The site does not result in any residential impacts as it is appropriately distanced from surrounding dwellings, bounded by existing takeaway/cafes nearby which also facilitate a precedent.

Should any additional information or specialist reports be necessary to assist with the progression of this application, please do not hesitate to contact Breen Planning directly as the acting agent on behalf of the Applicant.