Planning Statement

Proposed change of use from the existing lawful Sui Generis use (Hair Salon) to a Class E Café use

34 John Dalton Street Manchester M2 6LE

Prepared By

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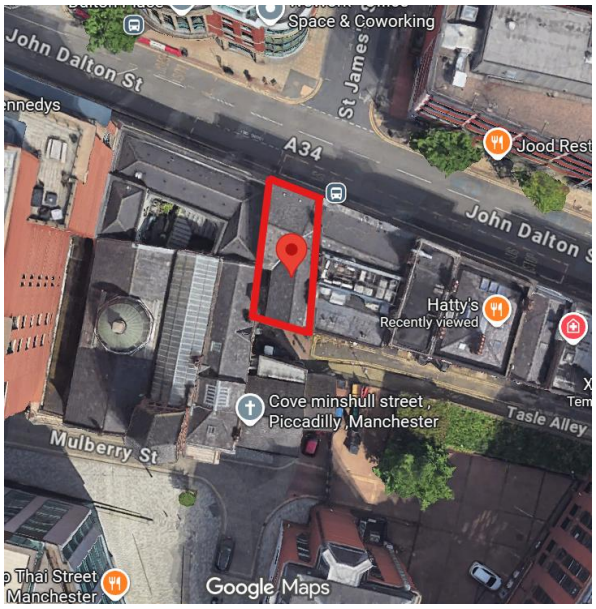
On behalf of BREWCH.Ltd

Introduction

This Statement has been prepared in support of a planning application relating to the premises at 34 John Dalton Street Manchester. The application seeks consent for the proposed change of use of the property from a Sui Generis use to a Class E café use. The proposal is intended to bring the premises into active and productive commercial use through the establishment of a small, café-led operation serving drinks, light refreshments, sandwiches, pastries, and associated food items. The proposed development is limited to internal refurbishment and minor decorative alterations within the existing building envelope. No external alterations, extensions, or structural modifications are proposed as part of the application. This Planning Statement should be read alongside the accompanying proposed plans and Acoustic Report submitted in support of the application.

Site Context

The application site comprises the ground floor and basement level of 34 John Dalton Street. The site is located in a highly accessible and densely developed mixed-use urban environment characterised by a combination of commercial, retail, leisure, hospitality, and residential uses. John Dalton Street forms part of the city centre's established commercial core and benefits from strong foot traffic & connectivity to key destinations including Deansgate, St Peter's Square, Albert Square, and Spinningfields. The surrounding townscape is defined predominantly by multi-storey historic and contemporary buildings, with many various active ground floor businesses contributing to the city centre and economy.





Planning History

1. **Application Reference - 114126/FU/2016**

Description

Change of use from A1 (Shop) and B1 (Commercial Office Space) to Sui Generis (Beauty Salon).

2. **Application Reference - 113433/AO/2016**

Description

Installation of 1 no. internally illuminated projecting sign to front elevation

The application site benefits from several relevant planning history with one of the most recent being a change of use application reference 114126/FU/2016, which granted permission for the change of use of the premises from A1 (Shop) and B1 (Commercial Office Space) to a Sui Generis use operating as a beauty salon. This consent establishes the principle of flexible commercial use at the site and demonstrates the Council's acceptance of active town centre uses within the property. The proposed use to Class E is consistent with the mixed-use and commercial character of John Dalton Street and the wider Manchester City Centre area, where retail, office, leisure, and service-based uses coexist. The planning history therefore confirms the site's established role within the city centre commercial environment and supports the continued active use and occupation of the premises and wider environment.

Proposed Development

The development is limited to internal layout changes which includes lite café seating area at ground floor level together with associated customer facilities and a preparation/storeroom, while the basement level will provide extra seating for office city workers, a staff room/office & storage. The proposal has been carefully designed to utilise the existing internal arrangement efficiently while maintaining appropriate servicing and accessibility standards, including the retention of a disabled WC. The proposal has also been prepared alongside an accompanying Acoustic Report which confirms that operational noise associated with machinery, equipment, and background activity would be very low and would not result in unacceptable impacts on neighbouring occupiers. Refer to the report for all further details and noise levels.

No external changes are proposed to the building elevations. Existing windows, vents, and the air conditioning unit are all to remain unchanged. As such, the proposal preserves the appearance and character of the host building and surrounding streetscape.

Servicing arrangements have been considered as part of the application. Deliveries will occur during morning hours prior to opening and will utilise the designated loading bay directly outside the premises. Waste storage will be accommodated to the rear of the property using two 1100L bins within a designated storage area which would be collected once a week.

The proposed operation would function primarily as a coffee-led café serving light pastries, sandwiches, and cold beverages. The business model is based on a grab-and-go concept, resulting in a significantly lower intensity of use when compared to a traditional café environment. Importantly the proposal does not require the installation of any commercial extraction flue or extensive cooking facilities, thereby substantially reducing the potential for noise, odour, or environmental health concerns. The proposed equipment includes a Sanremo D8 Pro coffee machine and a TurboChef ventless rapid oven, both of which have been assessed as part of the accompanying acoustic report. The applicant currently operates a similar successful café within Chorlton, where the same operational model has proven popular with local residents and customers alike. The proposed operating hours are from 7:30am to 12:00am, with flexibility to reduce or extend trading hours up to midnight, depending on customer demand and

stock levels. Typically, 3–4 staff members will be working per shift, depending on workload and operational requirements. In terms of crime prevention and security, the existing property is currently fitted with internal CCTV cameras together with an external camera monitoring the rear entrance door. It is proposed that an additional CCTV camera be installed at the front entrance to further enhance site security. All access doors are secured outside of operating hours, and there are no openable windows that would present a potential security risk in the event of unauthorised access.

The NPPF supports sustainable economic growth and encourages the effective use of land and buildings within existing urban areas. The proposal represents a sustainable form of development within a highly accessible city centre location and would contribute positively towards the local economy.

The proposal is also consistent with the objectives of the Manchester Core Strategy, including policies which support:

- Active commercial uses within Manchester City Centre;
- Economic growth and employment opportunities;
- The vitality and viability of town and city centres;
- Sustainable patterns of development in accessible locations; and
- Development which does not result in unacceptable impacts on neighbouring amenity.

The proposed café use is considered entirely appropriate within this established mixed-use city centre environment and would contribute positively towards the continued commercial activity and attractiveness of the surrounding area

Conclusion

This Planning Statement has demonstrated that the proposed change of use from an existing lawful Sui Generis hair and beauty salon to a Class E café use represents an appropriate and sustainable form of development within Manchester City Centre. Paragraph 186 of the NPPF states that local planning authorities should approach decision-taking in a positive way to

foster the delivery of sustainable development. It goes on to state in paragraph 187 that local planning authorities should look for solutions rather than problems, and decision takers at every level should seek to approve applications for sustainable development where possible. The proposal would:

- Bring the premises into active commercial use;
- Support local economic activity and employment opportunities;
- Increase footfall and contribute positively to the vitality and viability of the area;
- Preserve the character and appearance of the host building and surrounding streetscape; and
- Operate without giving rise to unacceptable impacts in relation to noise, odour, servicing, highway safety, or neighbouring amenity.

The proposal is considered to fully accord with the relevant national and local planning policies and is respectfully recommended for approval.