**Planning Statement**

**Proposed Change of Use from Pub/Bar to Convenience Store and Alterations to Existing Glazed Shopfront**

**Site:** 60a Oldham Street, Manchester

**Application:** Change of use of existing ground-floor premises from pub/bar to convenience store, together with alterations to the existing glazed frontage.

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## 1. Introduction

This Planning Statement has been prepared in support of the planning application for the change of use of the existing ground-floor premises at Oldham Street, Manchester, from a pub/bar use to a convenience store, together with alterations to the existing glazed frontage/shopfront.

The premises comprise approximately 75 $m^2$ of ground-floor floorspace within an established mixed-use building. Residential accommodation is located above the application premises.

The proposal seeks to provide a small-scale convenience store serving the day-to-day shopping needs of people living, working and visiting the City Centre.

The application does not involve an extension of the building or any increase in floorspace.

The proposal comprises:

- change of use of the existing ground-floor premises to a convenience store;
- internal alterations associated with the proposed retail use;
- alterations to the existing glazed shopfront/elevation;
- Installation of a metal shutter concealed inside the existing fascia
- retention of the residential accommodation above;
- use of the existing Oldham Street loading provision for servicing;
- retention of existing rear service arrangements; and
- provision of dedicated commercial waste storage within the Back Spear Street service area.

The proposal should be read in conjunction with the submitted drawings, Waste Management Statement, Waste Management Strategy Proforma, Servicing and Delivery Management Report and Acoustic Report.

**2. Site and Surroundings**

The application premises are located on **Oldham Street within Manchester City Centre**.

The property forms part of an established city-centre building containing a mixture of commercial and residential uses. The application premises occupy the ground floor, with residential accommodation above.

Oldham Street is characterised by a diverse mixture of commercial, retail, leisure and other town-centre uses, together with residential accommodation within upper floors of buildings.

The site is well located for access by pedestrians and public transport and forms part of the established city-centre commercial environment.

The existing building and shopfront are already established within the Oldham Street street scene.

**3. Existing Use**

The application premises currently comprise an approximately 75 $m^2$ ground-floor pub/bar use.

The existing ground-floor use is commercial, with residential accommodation located above.

The application does not propose the loss of the upper-floor residential accommodation.

The proposed change therefore represents a change between established commercial uses within the City Centre rather than the introduction of a commercial use into a predominantly residential environment.

**4. Proposed Use**

The proposal is to change the use of the ground-floor premises to a small convenience store.

The proposed store will sell general convenience-store goods, including:

- packaged food;
- chilled food;
- frozen food;
- snacks and confectionery;
- tobacco
- soft drinks; and
- other typical convenience-store products.

The store will not sell alcohol.

There will be no cooking, grilling, frying or food preparation undertaken at the premises.

No commercial kitchen is proposed.

The proposed use is therefore a straightforward retail operation focused on the sale of packaged and convenience goods.

The proposed retail use is intended to provide a convenient day-to-day service to local residents, workers, visitors and other users of the City Centre.

**5. Opening Hours**

The proposed opening hours are:

- **Monday to Thursday:** 07:00am–01:00am;
- **Friday:** 07:00am–05:00am;
- **Saturday:** 07:00am–05:00am; and
- **Sunday:** 07:00am–01:00am.

The extended hours on Friday and Saturday reflect the location of the premises within Manchester City Centre and the established activity associated with the City Centre during the evening and night-time periods.

The proposed hours do not result in a corresponding increase in servicing activity.

Only approximately three deliveries per week are anticipated, generally using a medium-sized delivery van. Deliveries will be undertaken during permitted loading periods and will not routinely take place during the late-night or early-morning period.

The potential impact of the proposed operating hours, including noise and disturbance, is considered separately within the submitted Acoustic Report.

**6. Principle of Development and Planning Policy**

Manchester's current development plan comprises Places for Everyone 2022–2039, which was adopted in March 2024, together with the remaining relevant policies of the Manchester Core Strategy and other extant development plan policies.

The proposal is consistent with the broad planning strategy for Manchester City Centre, where a mixture of retail, commercial, leisure, residential and other town-centre activities is supported.

The emerging Manchester Local Plan also identifies the importance of day-to-day convenience shopping provision serving the City Centre population. While the emerging plan is not yet adopted, it provides useful evidence of the Council's current approach to convenience retail provision in the City Centre.

The proposed convenience store is a modest retail use within an existing commercial premises and will provide a day-to-day shopping facility within an accessible City Centre location.

The proposal therefore represents an appropriate use of existing floorspace and is consistent with the established mixed commercial character of the area.

**7. Retail and City Centre Considerations**

The proposal is for a small convenience store occupying approximately 75 $m^2$.

The store is not a large-format retail development and will not result in the creation of a significant new retail destination.

Its function will primarily be to provide convenient access to everyday goods for people already living, working or visiting within the City Centre.

The proposed use is therefore complementary to the role of Manchester City Centre as a location for shopping and other town-centre activities.

The proposal makes efficient use of an existing ground-floor commercial unit and does not require the construction of a new building or expansion of the existing premises.

The Council's current planning framework recognises the importance of maintaining and improving retail and other town-centre provision within Manchester City Centre.

**8. Nature and Scale of the Business**

The proposed business will be relatively small in scale, occupying approximately 75 $m^2$.

Approximately two employees are expected to work at the premises.

The store will operate as a conventional convenience store and will not incorporate:

- a public house or bar;
- alcohol sales;
- a commercial kitchen;
- cooking or frying;
- a grill;
- food preparation facilities; or
- industrial processes.

The nature of the operation will therefore be materially different from the existing pub/bar use in terms of its customer offer and operational characteristics.

In particular, the proposal removes the sale of alcohol and does not introduce a late-night food preparation or cooking operation.

**9. Residential Amenity**

Residential accommodation is located above the application premises.

The relationship between the proposed commercial use and the residential accommodation has therefore been given particular consideration.

The proposed convenience store will not involve any structural extension of the building.

There will be no cooking or commercial kitchen, reducing the potential for cooking odours, extraction equipment and associated plant noise.

The store will not sell alcohol.

The potential effects associated with the proposed opening hours have been considered through the accompanying Acoustic Report.

The extended opening hours on Friday and Saturday will not be accompanied by late-night delivery activity. Deliveries will remain limited to approximately three per week and will be scheduled during permitted daytime loading periods.

The proposed use will therefore operate within the existing commercial ground-floor premises while seeking to minimise potential disturbance to the residential accommodation above.

**10. Servicing and Deliveries**

The proposed store is expected to require approximately three deliveries per week.

Deliveries will generally be made by a medium-sized delivery van.

The existing shared loading bay on Oldham Street will be used for deliveries. The loading bay is approximately 5 metres from the main entrance to the application premises.

Goods will be unloaded from the delivery vehicle and transferred over the short distance to the premises through the existing main entrance.

No new loading bay or highway alteration is proposed.

The operator will comply with the restrictions displayed on the existing highway signage. The signage indicates that loading is prohibited Monday to Friday between 08:00am–10:00am and 04:00pm–06:00pm.

Weekday deliveries will therefore be scheduled outside these restricted periods.

Further details are provided within the submitted Servicing and Delivery Management Report.

**11. Waste Management**

The proposed development will provide separate commercial waste arrangements from the existing residential waste arrangements.

The proposed commercial waste provision comprises:

- 1 × 360 litre general waste container; and
- 1 × 360 litre dry mixed recycling container.

The commercial containers will be stored within the designated Back Spear Street service/waste-storage area.

The existing smaller residential bins serving the accommodation above will remain within the existing courtyard.

The commercial waste will therefore not rely upon the residential waste bins.

On collection days, commercial waste containers will be moved to the existing Spear Street collection point for collection by a suitably licensed commercial waste contractor and returned promptly following collection.

Full details are provided within the submitted Waste Management Statement and Waste Management Strategy Proforma.

**12. Design and Shopfront**

The proposal includes alterations to the existing glazed elevation/shopfront on Oldham Street.

The purpose of the alterations is to provide a suitable and contemporary frontage for the proposed convenience store while maintaining the established commercial character of the street. The proposal does not involve an extension to the building.

The proposed shopfront will remain substantially glazed and will provide an active ground-floor frontage to Oldham Street. The entrance will remain clearly identifiable from the street. The proposed changes are therefore considered proportionate to the change of use and will improve the functionality and appearance of the existing commercial frontage.

**13. Access**

The existing principal pedestrian entrance from Oldham Street will be retained as the main entrance to the convenience store. No new vehicular access is proposed.

The proposal does not require alterations to the existing pavement or highway arrangement.

Customers will access the store directly from Oldham Street.

The existing loading arrangement will remain separate from the main pedestrian function of the premises, with deliveries using the existing shared loading bay approximately 5 metres from the entrance.

The proposal therefore makes effective use of the existing access arrangements without requiring new highway infrastructure.

Manchester recognises the importance of ensuring that development is accessible to all users, including disabled people. The existing ground-floor commercial premises and entrance will continue to provide access to the proposed retail use.

**14. Appearance and Street Scene**

The application premises form part of an established commercial frontage on Oldham Street.

The proposed glazed elevation will retain an active relationship between the shop and the public street.

The proposal does not involve changes to the scale or massing of the building.

The alterations are limited to the ground-floor frontage and are therefore considered proportionate to the existing building.

The proposed shopfront will support the continued commercial use of the ground floor and will contribute to maintaining an active street frontage.

The proposed black shutter is intended for security and it is fully concealed in the existing fascia.

The proposal will not result in the introduction of an incongruous building form or significant change to the established character of Oldham Street.

**15. Highways and Pedestrian Movement**

The proposed development does not require any new vehicular access or changes to the highway network.

The existing Oldham Street loading bay will be used for the limited servicing requirements of the store.

With approximately three deliveries per week by medium-sized van, the servicing demand is expected to be modest.

Deliveries will be undertaken outside the identified weekday no-loading periods and will be completed promptly.

The proposal is therefore not expected to result in a material increase in highway activity or create a requirement for additional servicing infrastructure.

**16. Noise and Environmental Considerations**

The application premises are located within the City Centre, where there is an established mixture of commercial, retail, leisure and residential activity.

The proposed use does not involve cooking, food preparation, commercial kitchen equipment or alcohol sales.

The principal potential noise considerations relate to the operation of the shop, customer activity, deliveries and the extended opening hours.

These matters have been considered separately within the submitted **Acoustic Report**.

The servicing arrangements are intentionally limited, with approximately three deliveries per week and no routine late-night or early-morning deliveries.

The proposal will therefore seek to minimise unnecessary noise and disturbance associated with deliveries and servicing.

**17. Security and Management**

The proposed convenience store will be operated as a managed commercial premises.

The occupier will be responsible for the day-to-day management of the store, including the management of deliveries, waste, cleaning and general operation of the premises.

The existing street-facing entrance will provide direct supervision of customer access.

The proposed shopfront will maintain an active relationship with Oldham Street and provide natural surveillance of the frontage during operating hours.

No external storage of goods is proposed.

**18. Sustainability and Re-use of Existing Building**

The proposal makes effective use of an existing commercial premises and does not require the construction of a new building or extension.

The change of use therefore represents the continued productive use of existing floorspace within the City Centre.

The proposal will retain the existing building structure and make only limited alterations to the ground-floor frontage.

The use of an existing centrally located premises also supports a pattern of development where customers and employees can access the premises by walking, public transport and other sustainable modes.

**19. Planning Balance**

The proposed development represents a modest change of use of an existing approximately 75 $m^2$ ground-floor commercial premises within Manchester City Centre.

The proposal:

- provides a day-to-day convenience retail facility;
- makes efficient use of an existing commercial premises;
- retains the residential accommodation above;
- does not involve an extension or increase in floorspace;
- does not involve alcohol sales;
- does not involve cooking or food preparation;
- retains an active glazed frontage to Oldham Street;
- uses existing highway loading infrastructure;
- generates only approximately three deliveries per week;
- provides separate commercial waste storage;
- retains the existing residential waste arrangements; and
- avoids the need for new highway or servicing infrastructure.

The principal consideration arising from the proposal is the relationship between the convenience-store use and the residential accommodation above, particularly having regard to the proposed opening hours.

This matter has been addressed through the proposed management arrangements and the accompanying Acoustic Report.

**20. Conclusion**

The proposal seeks planning permission for the change of use of an existing approximately 75 $m^2$ ground-floor pub/bar premises to a small convenience store, together with alterations to the existing glazed shopfront/elevation.

The proposed convenience store will provide general everyday goods, including packaged, chilled and frozen food. No alcohol will be sold and there will be no cooking, grilling or food preparation.

The proposed opening hours are 07:00am–01:00am Monday to Thursday, 07:00am–05:00am Friday and Saturday, and 07:00am–01:00am Sunday.

The use is appropriate to the established commercial and mixed-use character of Oldham Street and the wider Manchester City Centre. The current development plan supports the role of the City Centre as a location for retail and other town-centre uses,

while the Council's emerging planning approach also identifies the importance of day-to-day convenience shopping provision.

The proposal makes use of an existing commercial unit without increasing floorspace or requiring significant physical alterations to the building.

The existing Oldham Street loading provision will be used for servicing, with approximately three deliveries per week by medium-sized van. The operator will observe the existing loading restrictions and avoid late-night and early-morning deliveries.

Separate commercial waste arrangements are provided, with dedicated general waste and dry mixed recycling containers located within the Back Spear Street service area.

The proposed shopfront alterations will provide an active and appropriate ground-floor frontage while retaining the established commercial character of Oldham Street.

Subject to the mitigation and management measures set out in the submitted supporting documents, including the Acoustic Report, Servicing and Delivery Management Report and Waste Management Statement, the proposal is considered to represent an appropriate and sustainable use of the existing premises.

The proposal is therefore considered to accord with the relevant planning objectives for the City Centre and is respectfully submitted for planning permission.