Paul Butler Associates
Planning, Development & Heritage Consultants

10 Fairfield Road, Openshaw, Manchester, M11 1EW

Planning Statement

12 August 2026

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Job Number: 26.2336

Project: 10 Fairfield Road, Openshaw, Manchester M11 1EW

Client: Mr Boahen

File Name: Planning Statement

Document Preparation/Checking Record:

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Document Revision Record:

Issue No.	Date	Details of Revisions

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1. Introduction

1.1 This Planning Statement has been prepared by Paul Butler Associates on behalf of the applicant, Mr Boahen. It forms part of a planning application for a proposed development at 10 Fairfield Road, Openshaw, Manchester, M11 1EW. The description of development is 'Change of use from vacant place of worship/hall (F1/F2 use), to a restaurant lounge and bar (Class E / Sui Generis), together with minor external alterations'.

1.2 The property was most recently in use as a Salvation Army Worship & Community Hall (use class F1 / F2), however the property has been vacant for approximately 10 years. The building is now in a state of disrepair with signs of vacancy and neglect which have a negative visual impact on the building and streetscene. The applicant, who recently acquired the building, is proposing to bring it back into active, viable use as a restaurant lounge and bar. Works will also be undertaken to the exterior of the building and surrounding areas of landscaping to improve the appearance of the site.

Structure of the Statement

1.3 In order to provide a clear understanding of the proposed scheme and its relationship with the surrounding area, this statement includes:

- A description of the application site and surrounding area;
- A review of the application site's planning history;
- An overview of the proposal;
- A review of the relevant national and local planning policy guidance; and,
- An appraisal of the proposal against its planning policy context.

Supporting Information

1.4 The application is supported by a suite of drawings prepared by Mark Gordon Design + Associates and the following information:

- Completed application forms for Planning Permission, and completed ownership certificates.

- Planning Statement including details of security measures; an Operating Schedule / Management Strategy; and servicing details by Paul Butler Associates (this document).
- Noise Impact Assessment prepared by SBM Safety Solutions.
- Extraction Details prepared by Swan Projects.
- Waste Management Strategy Proforma.

2. The Application Site and Surrounding Area

2.1 The application site relates to 10 Fairfield Road, Openshaw, Manchester, M11 1EW. It is located on a corner plot location, to the south east of the junction of Fairfield Road and Toxteth Street. To the east the site is bounded by an area of shared surface car parking, and to the south the site is bounded by the car park and a landscaped public garden.



Fig 2.1: Aerial view of site, approximate boundary in red.

2.2 The application site is roughly rectangular in shape and measures approximately 221sqm in area. The site is occupied by a single storey brick built building. The earlier element of the building likely dates from around the early 20th century, and is identified on mapping from 1916 as a Salvation Army barracks. This element is of traditional brick construction, the front elevation features segmental arched window openings flanking a main entrance with a moulded archivolt above. The side elevations have vertically proportioned windows with stone cills and stone lintels. The brickwork has been painted, and the pitch roof covering has been replaced with concrete roof tiles. To the rear, the building has been extended with a

flat roof element constructed in stretcher brick bond, it is understood this part of the building dates from c.1960s.

2.3 The building shows signs of vacancy with boarded windows, broken glazing, dilapidated masonry paintwork, and fly-tipping adjacent to the building. This has a negative visual impact on the site and streetscene.



Fig 2.2: Front (west) elevation.



Fig 2.3: Side (north) elevation.



Fig 2.4: Front elevation and landscaped area to the south.



Fig 2.5: Side (south) elevation showing fly tipping, graffiti and overgrown vegetation.

2.4 As identified on Manchester City Council's Proposal Map, the site is located in East Manchester and Openshaw District Centre. There are no other site-specific policy designations affecting the site; it is not located within a Conservation Area and does not contain any listed buildings. The site is located in flood zone 1 (lowest risk). The site is in an Air Quality Management Area. There are no trees within the application site boundary.

2.5 To the east and south of the site, land use is predominantly commercial including Lime Square retail park and commercial units located along Ashton Old Road. To the north and east of the site, land use is predominantly residential.

2.6 The site is in a highly sustainable location by virtue of being located close to established residential neighbourhoods meaning a future customer base is within walking distance. Furthermore, the site is well located to nearby retail and leisure, and other everyday services / amenities which will encourage linked trips for future customers and suppliers. The site also benefits from a highly accessible location for those who will travel from further afield; there are bus stops close to the site located on Ashton Old Road and Fairfield Road (one being immediately adjacent to the site).

3. Planning History and Pre-application Consultation

Pre-application Consultation

3.1 Planning history research using the Council's planning application database identified a number of planning applications associated with the site. These are set out in the table below for reference:

Reference and Address	Proposal	Decision and Date
102228/FO/2013/N2 The Salvation Army 10 Fairfield Road Openshaw Manchester M11 1EW	Erection of single storey Salvation Army Worship & Community Hall and ancillary play area following demolition of existing building	Approved 21/6/2013
103429/JO/2013/N2 The Salvation Army 10 Fairfield Road Openshaw Manchester M11 1EW	Variation of condition 12 of planning permission 102228/FO/2013/N2 for the erection of single storey Salvation Army Worship & Community Hall to remove the requirement that the building shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'very good' rating and that the building instead provides a series of identified renewable elements and insulation works	Approved 14/10/2013

3.2 The above planning history relates to the site's former use as Salvation Army hall and was not implemented. The above planning history is not significant to the proposed change of use to a restaurant lounge and bar.

Pre-application Advice

3.3 The applicant has sought pre-application advice from Manchester City Council prior to submitting the application. Planning Officer Carl Glennon confirmed that the proposals were likely to be acceptable and that the scope of supporting information was appropriate. Carl

also recommended consideration of other matters including the provision of security measures, waste arrangements and cycle storage. This advice has been noted and is reflected within the submission.

4. The Proposal

4.1 The application description of development is 'Change of use from vacant place of worship / hall (Class F1/F2) to a restaurant lounge and bar (Class E / Sui Generis), together with minor external alterations'. The restaurant will have between 40 – 50 covers, and employ around 4 – 7 full-time employees.

4.2 The proposed opening hours for the premises is set out below:

- Monday - closed
- Tuesday to Thursday -12pm to 11pm
- Friday to Sunday -10am to 1am

4.3 These hours of operation are considered in more detail within the Noise Impact Assessment submitted as part of the application.

4.4 Internally the building will accommodate restaurant seating, a bar area, kitchen, WCs, store rooms, a bin store and separate cycle store with space for secure storage of two bikes. The seating layout on the proposed plans is indicative, , accommodating approximately 40-50 covers.

4.5 External alterations include the installation of new doors to the east elevation of the flat roof extension. Double steel louvred doors will be installed to serve the internal bin store and a single steel louvred door will be installed to serve the secure bike store. Two new extract louvres will also be installed to this elevation, and an AC unit will be installed to the flat roof adjacent to the to the gable wall of the original building. A grey plant screen is proposed and will be colour matched to the render of the gable wall. Wall mounted lighting and CCTV will also be fixed to the car park facing elevations of the building to improve the safety of the car parking area to the rear of the site. The applicant will also undertake other works to improve the visual appearance of the building, such as repainting the brickwork in a breathable masonry paint, reinstating windows where broken and removing fly-tipped rubbish adjacent to the property.

4.6 Bins will be stored internally within the building, as identified on the submitted proposed floorplans. This accommodates bins for the following provision:

- 1 x 1100L Dry mixed recycling bin
- 1 x 1100L Mixed general waste bin
- 1 x 770L Food waste bin

4.7 The operator considers this sufficient to meet anticipated demands. Servicing will take place from Toxteth Street by a private commercial waste company that will access bins and pull these to the roadside via the dropped kerb, and return bins to the store once emptied. A Waste Management Strategy Pro-forma has been submitted as part of the planning application.

Operating Schedule, Dispersal Procedure, Management of Outside Seating Areas and Smoking Strategy

4.8 The proposed use will be managed in accordance with an operating schedule, dispersal procedure and smoking strategy which is described below:

Operating Schedule

4.9 The operating schedule demonstrates the scheme's compliance with the Council's licensing objectives, namely: the prevention of crime and disorder; public safety; the prevention of public nuisance; and, the protection of children from harm.

Prevention of Crime and Disorder

4.10 A management policy will be instigated to ensure a safe and enjoyable environment is created for patrons and to reduce any occurrence of antisocial behaviour or adverse impact on amenity.

4.11 The premises will be equipped with an effective and adequate CCTV system with a digital recording facility. The system shall be maintained and operated at the premises. Recorded images will be retained for at least 28 days and will be available to the police upon request.

4.12 Any person who appears intoxicated or is behaving in a disorderly manner will not be allowed to enter the premises. Staff will be trained to deal with intoxicated or disorderly customers in an appropriate manner and to recognise any suspicious behaviour.

4.13 The management shall seek advice from Greater Manchester Police's City Safe Team. Any person found to be using drugs will be removed from the premises. Any person found dealing drugs will be detained and handed to the police.

4.14 Regular toilet checks will be undertaken by staff to ensure no one is conducting criminal activities. Sufficient lighting levels will be maintained.

Public Safety

4.15 The management shall implement staff awareness schemes and training to ensure compliance with health and safety and fire prevention legislation.

4.16 The management will ensure fire extinguishers are regularly maintained and inspected.

4.17 The management will ensure the development and implementation of evacuation procedures.

4.18 All staff will be trained to safely handle emergencies.

Prevention of Public Nuisance

4.19 Noise from amplified music shall not be such as to cause noise nuisance to occupiers of nearby buildings.

4.20 The recommendations of the accompanying Noise Impact Assessment prepared by SBM Safety Solutions will be adhered to.

Protection of Children from Harm

4.21 Staff will be vigilant towards underage drinking. Prominent signage will be displayed about the laws relating to children and alcohol.

4.22 The venue will operate a "Challenge 25" policy, with staff trained at six monthly intervals in the law regarding sale of alcohol to underage people. Only photographic driving licences, passports, HM Forces cards, National Identity Cards or identification with the "PASS" hologram will be accepted.

4.23 Staff shall be informed that they have a shared responsibility for being satisfied as to the age of customers before alcohol is sold.

Dispersal Procedure

4.24 When the premises closes staff shall advise patrons to leave the premises quickly and quietly. Notices will also be displayed requesting patrons to be quiet and considerate when leaving the premises.

4.25 Patrons will not be permitted to take food/drinks out of the premises, with staff removing any bottles or glasses from patrons as they leave. The management will provide patrons with a telephone number of a private hire taxi firm if requested, on the proviso that the taxi firm will operate a ring back system and not create any additional noise either by sounding their horn or leaving their engine running while they wait for customers.

4.26 Staff will also be advised to leave the premises in a quiet and considerate manner.

Management of Outside Areas

4.27 The application site does not contain any outdoor seating areas, however the site is adjacent to a public garden and a shared car parking area. Customers will not be permitted to take food or drink from the premises into these areas. As noted above, patrons will be asked to be considerate of neighbouring occupiers when leaving the premises and returning to any vehicle parked in the shared car park. CCTV and lighting is proposed to the rear elevation facing the car park, for added security to this area. There will no amplified music played externally. Recorded images will be retained for at least 28 days and will be available to the police upon request. Lighting from the premises will ensure the effectiveness of the CCTV system.

5. National and Local Planning Policy Context

5.1 Planning policy guidance of relevance to the proposed scheme, and which provides the context for its assessment, is set out within the following:

- The National Planning Policy Framework (NPPF); and
- The Development Plan for Manchester.

National Planning Policy Framework (NPPF)

5.2 The NPPF sets out the Government's planning policies for England and is a material consideration in the determination of planning applications. The latest NPPF was published in December 2024 and amended in February 2025. The document states that the purpose of the planning system is to contribute to the achievement of sustainable development. It seeks to achieve this objective by:

- Setting out that there is a need for the planning system to perform a number of roles, including an economic role, social role and environmental role. The economic role relates to building a strong, responsive and competitive economy and ensuring that sufficient land of the right types is available in the right places. The social role seeks to support strong, vibrant and healthy communities. The environmental role seeks to protect and enhance the natural, built and historic environment and make effective use of land, and minimise waste and pollution (Paragraph 8).

- Requiring that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible (paragraph 48).

- Ensuring that planning decisions help create conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity. The approach taken should allow each area to build on its strengths (Paragraph 85).

- Ensuring that planning policies support the role that town centres play and taking a positive approach to their growth, management and adaption (Paragraph 90).

- Stating that planning decisions should aim to achieve healthy, inclusive and safe places which promote social interaction (Paragraph 96).

- To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should, amongst other things, plan positively for the provision and use of community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environment (Paragraph 98).

- Stating that the planning system should actively manage patterns of growth with significant development focussed on locations which are sustainable (Paragraph 110).

- Requiring that planning decisions promote effective use of land including giving substantial weight to the value of using suitable brownfield land within settlements for identified needs, proposals for which should be approved unless substantial harm would be caused; and promoting and supporting the development of under-utilised land and buildings (Paragraph 125).

- Requiring that planning decisions should ensure that developments: will function well and add to the overall quality of the area, not just for the short-term but over the lifetime of the development; are visually attractive as a result of good architecture; are sympathetic to local character and history including the surrounding built environment; maintain a strong sense of place; and, create places that are safe, inclusive and accessible (Paragraph 135).

- Advising that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely 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 the impacts that could arise from the development. In doing

so, amongst other things they should mitigate and reduce to a minimum potential adverse impacts resulting from the noise from new development and avoid noise giving rise to significant adverse impact on health and quality of life (Paragraph 198).

The Development Plan for Manchester

5.3 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,
- Places For Everyone (PfE) Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan.

The Core Strategy Development Plan Document (July 2012)

5.4 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:

- Policy SP 1 'Spatial Principles' which advises that development should create well designed places that enhance or create character, 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 C 1 'Centre Hierarchy' states that development of town centre uses (as defined in national planning policy) will be prioritised in the centres identified in this policy, taking

account of the different roles of the City Centre, District Centres and Local Centres (the application site is located within Openshaw District Centre). The policy goes on to advise that District Centres have an essential role in providing key services to the City's neighbourhoods including shopping, commercial, leisure, public and community functions, ensuring that residents can access such services easily.

- Policy C 2 'District Centres' states that development will support thriving District Centres, with distinct local character, providing a good range of accessible key services, including retail, health facilities, public services, leisure activities and financial and legal services. It goes on to advise that development in District Centres should prioritise delivery of key 'visitor' services, including retail, public and commercial services and food and drink; that development should make a positive contribution to the vitality and viability of centre; and subject to impact on overall character and local amenity support development which extends the time during which the District Centres are active. Development which provides opportunities for local people will also be supported.

- Policy C 4 'East Manchester District Centres - Eastlands, Gorton, Newton Heath and Openshaw' advises that in Gorton and Openshaw the Council will support schemes which improve the District Centre environments, particularly in terms of access and movement within the centre and in creating a more diverse range of uses. Recent development in these centres responded to local retail needs, but there is potential for other commercial and public uses.

- Policy C 10 'Leisure and the Evening Economy' supports evening and nighttime economy uses which contribute to the city'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 T 2 'Accessible area of opportunity and need' seeks to ensure that new development is accessible by walking, cycling and public transport.

- 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 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; effects on built heritage; and refuse storage and collection.

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

5.5 The Unitary Development Plan (UDP) was superseded by the Core Strategy. However, a number of UDP polices have been 'saved'. Extant polices 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 DC26 'Development and Noise' aims to minimise the adverse impact of noise on noise-sensitive developments.

Interactive Proposals Map

5.6 The Interactive Proposals Map shows both Core Strategy and Saved UDP Policies which apply in Manchester. This shows that the site is located within Openshaw District Centre, and East Manchester.

Places For Everyone (PfE) Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan

5.7 Places for Everyone is a long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth. The Places for Everyone Plan took effect and became part of the statutory development plan for each of the nine PfE authorities on March 21, 2024. The following policies are considered of particular relevance to the application proposal:

- Policy JP-S1: Sustainable Development advises that to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. In preparing plans, authorities should make as much use as possible of suitable previously-developed (brownfield) land and vacant buildings to meet development needs.

- Policy JP-P1: Sustainable Places advises that the aim is for the plan area to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be consistent with. These include that development should be, amongst other things, distinctive with a clear identity; visually stimulating and creating interesting and imaginative environments; socially inclusive; durable; safe; and, functional and convenient.

- Policy JP-P3: Cultural Facilities advises that support will be given for cultural businesses and attractions in our cities and towns through a range of measures, including protecting existing heritage, cultural and community venues, facilities and uses; supporting the development of new cultural venues in town centres and places with good public transport connectivity.

- Policy JP-C8: Transport Requirements of New Development advises that new development will be required to be located and designed to enable and encourage walking, cycling and public transport use, to reduce the negative effects of car dependency, and help deliver high quality, attractive, liveable and sustainable environments.

Other Relevant Guidance

Guide to Development in Manchester Supplementary Planning Document (2007)

5.8 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 4 'Environmental Standards' considers energy efficiency, the use of renewable energy and water and waste management.

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

Design for Access 2 (2003)

5.9 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.

5.10 For the reasons given in Section 6 below it is considered that the proposal is wholly consistent with the above planning policy guidance.

6. Planning Appraisal

6.1 Having regard to the planning policy guidance detailed in section 5, the key material considerations against which the proposed scheme should be considered include:

- Principle of Development
- Design Considerations
- Crime and Security
- Local Amenity
- Highways, Accessibility, Parking and Servicing
- Sustainable Development: Economic, Social and Environmental Benefits

Principle of Development

6.2 The application site is located within Openshaw District Centre. Core Strategy Policy C 2 states that development will support thriving District Centres, with distinct local character. It advises that key 'visitor' services, including food and drink uses will be prioritised and development should make a positive contribution to the vitality and viability of the centre. Core Strategy Policy C 4 advises that in Gorton and Openshaw the Council will support schemes which improve the District Centre environments, particularly in terms of creating a more diverse range of uses. Core Strategy Policy C 10 confirms that new development and redevelopment that supports the evening economy, contributes to the vitality of district centres, and supports a balanced and socially inclusive evening/night-time economy, will be permitted. Core Strategy Policy SP 1 advises that outside the regional centre the emphasis is on the creation of neighbourhoods of choice.

6.3 PfE Policy JP-P1 aims to create beautiful, healthy and varied places, which amongst other things, are distinctive with a clear identity. PfE Policy JP-P3 confirms that support will be given for cultural businesses and attractions including community venues.

6.4 The proposed scheme involves change of use of the premises from its former use as a Salvation Army premises to a restaurant lounge and bar (use class E/sui generis). While the

former use of the building by the Salvation Army was a community facility, the building has been vacant for approximately 10 years and has fallen into disrepair. Indeed, planning permission 102228/FO/2013/N2 consented the demolition of the building for a replacement Salvation Army facility because the existing building was no longer fit for their needs. It is noted that The Salvation Army continue to operate a church and community facility in Openshaw; their premises is located close to the application site in Lime Square retail park, and was likely relocated here following closure of the Fairfield Road site. The proposal will allow an existing building to be brought back into active economic use following its vacancy since approximately 2016.

6.5 Paragraph 125 of the NPPF requires that planning decisions promote effective use of land including by giving substantial weight to the value of using suitable brownfield land within settlements for identified needs, proposals for which should be approved unless substantial harm would be caused; and promoting and supporting the development of under-utilised land and buildings. By bringing the building back into active use there will be economic benefits associated with direct and indirect employment. It will also enhance the vibrancy and vitality of this part of Openshaw District Centre, by reusing a prominent building which has been vacant for c.10 years.

6.6 In summary, the principle of bringing the building into use as a restaurant lounge and bar is consistent with the provisions of the NPPF and policies SP 1, C 2 and C 4 and C 10 of the Core Strategy.

Design Considerations

6.7 The proposal involves relatively minor external alterations to the existing building, which are largely confined to the rear elevation of the property which is not the principal elevation. Alterations include new steel louvred doors, two new extract louvres and a screened AC unit mounted on the flat roof of the 1960s extension. The AC unit will be sited adjacent to the gable wall of the original element of the building, thereby obstructing views from a number of locations. A plant screen, which will be colour matched the gable render, will minimise visibility in views taken from east of the property on Toxteth Street. CCTV and additional wall

mounted lighting will be proposed to the car park facing elevations. These alterations are minor in nature and will not markedly alter the appearance of the building.

6.8 The existing building has a tired appearance and displays signs of vacancy. The applicant intends to improve the appearance of the building by removing area of flaked or debonded paintwork, and painting the building grey, with the window cills and lintels in black. This will assist in giving the building a tidier and more coherent appearance. Other general maintenance and refurbishment works proposed to the building, together with removing fly-tipped waste, will improve the appearance of the site and the contribution it makes to the streetscene.

6.9 The proposals are consistent with chapter 12 of the NPPF, and Core Strategy policies EN 1 and DM 1.

Crime and Security

6.10 The development will contribute to minimising crime and a fear of crime by bringing a vacant building - which is currently vulnerable to break-ins, fly-typping, and vandalism – back into active use. The proposals also involve the installation of wall mounted lighting and CCTV to the car park facing elevations of the building, which will enhance the security of this area for customers. The applicant is committed to ensuring that the venue is safe, secure and an attractive environment for people to visit and work in. It will be run in a responsible manner in accordance with the licensing requirements; and the comprehensive management plan and smoking strategy detailed at section 4 of this statement.

Local Amenity

6.11 The proposal will have a positive impact in terms of amenity by facilitating the reuse of the building and also improving the appearance of the building, which currently has a negative impact on the streetscene. This will add to the vitality and vibrancy of Openshaw District Centre, and also contribute positively the surrounding environment.

6.12 The application building is located in proximity to residential dwellings on Toxteth Street, with the nearest property being circa 15m from the rear elevation of the building. The proposed use will be a restaurant lounge and bar, which intends to offer a more relaxed, slow paced and laid-back atmosphere than a formal restaurant or public house. Therefore, it is not anticipated that the premises will be a noisy use. Nonetheless, it is acknowledged that the new use and introduction of plant could result in a level of noise generation. Accordingly, a Noise Impact Assessment prepared by SBM Safety Solutions has been submitted as part of the planning application.

6.13 The report identifies that the nearest noise sensitive properties are residential properties located on Toxteth Street to the east of the site. The report considers the various noise sources that will be associated with the development including internal breakout noise, plant noise, and noise from servicing / comings and goings. The report confirms that the operational noise level is approximately 45 dB(A), which is below the prevailing background noise and therefore indicates a low likelihood of adverse impact under the relevant guidance. It is also highlighted that the cumulative noise level is expected to remain below the existing ambient sound environment, which is dominated by traffic noise from the adjacent highway. This is especially the case at the front entrance to the building and receptors at locations with a view of the main road.

6.14 It is concluded that the proposed restaurant lounge and bar is not expected to give rise to adverse noise impacts at nearby residential properties, and that the development is thereby acceptable in planning terms with regard to noise. A series of mitigation and management measures are outlined at section 9 of the report, and can be ensured by way of planning condition.

6.15 Any external lighting will be controlled to low levels and appropriately positioned so that it does not cause any adverse impacts such as lighting glare. This can be ensured via a planning condition.

6.16 Based on the above assessment compliance with policies C 10 and DM 1 of the Core Strategy, UDP policies DC10 and DC26, and paragraph 198 of the NPFF is demonstrated.

Highways , Accessibility, Parking and Servicing

6.17 The application site benefits from a highly sustainable location, being within Openshaw District Centre and in proximity to residential developments to the north and east of the site. The site therefore benefits from a future customer base that is within walking distance, as well as enabling linked trips to other facilities in Openshaw District Centre for suppliers and customers alike. The site also benefits from excellent public transport facilities in proximity to the site including bus stops, Gorton railway station and Edge Lane tram stop. It is therefore anticipated that most people will visit the site by non-car modes of transport, however should future customers travel by car, parking is available on a first-come, first-served basis at the shared car park to the rear, and free parking is available at Lime Square shopping centre for three hours. This means that future customers will not need to park on the street.

6.18 In terms of accessibility, the property is single storey and has level access with a low entrance threshold. A disabled WC is also provided.

6.19 To further support sustainable travel the development will provide bike storage for two cycles internally within the building, this will offer secure cycle storage for staff and customers.

6.20 A Waste Management Strategy Pro-forma has been prepared in support of the planning application. Bins for various waste streams will be stored internally within the building. Collections will be by a private waste contractor which will park on the southern side of Toxteth Street during collections, and wheel bins to the collection vehicle via the dropped kerb. This location is unrestricted parking, and not located in proximity to other constraints such as road junctions or cycle lanes. Refuse collections from this location will not result in obstruction of vehicle or pedestrian movements.

6.21 In terms of assessing car parking provision and highways matters, paragraph 116 of the NPPF is relevant and advises *'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios'.* This is a high policy test and it is not considered

that the development would be associated with severe adverse highway impacts which would warrant refusal.

6.22 It has been demonstrated that the scheme accords with the transport requirements of the NPPF, PfE, and Core Strategy Policy EN 19, DM 1, T 2 and Spatial Objective SO5, and accessibility requirements of PfE policyJP-C8.

Sustainable Development: Economic, Social and Environmental Benefits

6.23 The proposed scheme will achieve high sustainability credentials as a result of the economic, social and environmental benefits it will bring.

Economic

6.24 The proposed development will bring a number of economic benefits both during the implementation of the proposals and once the restaurant lounge and bar is operational. Full-time and part-time employment will be provided within a range of roles including bar staff, cleaning and admin roles etc. Bringing the building back into active use will also add to the vibrancy and attractiveness of this part of Openshaw District Centre and may act as a catalyst for further local investment.

Social

6.25 The scheme will return the building back into use and will enhance the community / leisure offer within Openshaw District Centre. It will provide a venue for people to meet and socialise. The new use will add vitality to the surrounding area, and also help to minimise opportunities for anti-social behaviour by increasing passive surveillance. The premises will be managed in accordance with licensing requirements, operation measures set out in Section 4 of this Statement, and in accordance with the recommendations of the submitted Noise Impact Assessment.

Environmental

6.26 The proposed scheme will have environmental benefits since it involves the reuse of part of a vacant building which is in a sustainable and accessible location. The scheme will include space for the secure storage of two bikes which will be available for staff and customer use. The applicant will install energy efficient lighting and appliances as part of the fit out works.

6.27 The sustainability benefits of the scheme are in accordance with the provisions of the NPPF; Core Strategy policies SP 1, EC 1, C 1, C 10, T 2 and DM 1; PfE policies JP-S1, JP-P1, JP-P3 and JP-C8; and, the Guide to Development in Manchester SPD.

7. Conclusion

7.1 The proposed development will provide a series of benefits that will have a positive impact on Openshaw District Centre. Positive impacts that the scheme will deliver include:

- Facilitating the reuse of a prominent building which has been vacant since approximately 2016. The proposed use will make a positive contribution to the local community as a new place for people to meet and socialise.

- Improving the visual appearance of the building and addressing fly-tipping which has taken place in the car parking area adjacent to the building.

- Creating employment opportunities during construction stage, and within the restaurant lounge and bar once it is trading.

- Representing a form of sustainable development and providing a series of economic, social and environmental benefits.

7.2 As has been demonstrated in this Planning Statement the proposal accords with all relevant national and local planning policies. On this basis, Paul Butler Associates are pleased to submit this planning application on behalf of Mr Boahen, and look forward to working with Manchester City Council in progressing the application through to a positive determination.