



Notion, Stockport

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# PLANNING STATEMENT





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# PLANNING STATEMENT

**TYPE OF DOCUMENT (VERSION) PUBLIC**

**PROJECT NUMBER: 70120536**

**DATE: FEBRUARY 2024**

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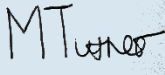



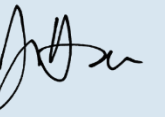
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# QUALITY CONTROL

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Issue/revision	First issue	Revision 1
Date	28.12.23	23.02.24
Prepared by	MT	MT
Signature		
Checked by	DH	DH
Signature		
Authorised by	DH	DH
Signature		
Project number	70120536	70120536
Report number	70120536-001	70120536-001
File reference	70120536-001-PS	70120536-001-PS



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# 1

## **INTRODUCTION**



# 1 INTRODUCTION

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- 1.1.1. WSP has prepared this Planning Statement on behalf of 'Ate Days a Week Limited' in support of a Section 73 application at 8 Vernon Street, Stockport (the site). The application has been submitted to Stockport Council (the Council) as the Local Planning Authority (LPA).
- 1.1.2. The permission seeks to amend the wording of condition 2 attached to the planning permission DC/089538 *'change of use from use class E(b) to a drinking establishment (Sui Generis)'*.
- 1.1.3. The condition 2 wording currently states:  
*"The use hereby permitted shall only be open for trading purposes between the following hours: Mondays to Fridays (including bank and public holidays) 08:00 to 00:00 (midnight); Saturdays 00:00 (midnight) to 01:00 and 08:00 to 00:00 (midnight); and Sundays 00:00 (midnight) to 01:00 and 08:00 to 00:00 (midnight). No customers shall be accommodated within the premises outside these hours."*
- 1.1.4. This S73 application seeks to amend the operating hours at the premise and thus amend the wording of the condition to:  
*"The use hereby permitted shall only be open for trading purposes between the following hours: Mondays to Wednesdays (including bank and public holidays) 11:00 to 00:30; Thursdays 11:00 – 02:00; Friday and Saturday 11:00 to 04:30; and Sundays 11:00 – 23:00. No customers shall be accommodated within the premises outside these hours"*.
- 1.1.5. The premises has a License recently granted by the Council for the following hours:  
  
Mon - Weds 11:00-00:30  
Thurs - Sat 11:00 - 04:30  
Sun 11:00 - 23:00
- These hours exceed those requested through this application and demonstrate that with regards matters of operation, safety, and noise that the council has already considered them with respect to the premises and accepted that its operation for those hours is appropriate.
- 1.1.6. This statement is accompanied by a noise assessment and noise management plan, which demonstrates that there are no adverse impacts arising from the proposal in terms of amenity, that should prevent the permission being granted.
- 1.1.7. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004), this Statement considers the proposal against the relevant national and local policies and any other material considerations pertinent to the assessment of the development.
- 1.1.8. It is demonstrated throughout this report, and the wider application submission pack, that there are no adverse impacts arising from the proposal which would significantly and demonstrably outweigh the benefits.
- 1.1.9. On this basis, and in accordance with the NPPF presumption in favour of sustainable development, the application should be supported and approved without delay.



## REPORT STRUCTURE

1.1.10. The structure of this Statement is as follows:

- Section 2 sets out the site context;
- Section 3 sets out the development proposals;
- Section 4 summarises the relevant planning policies for the site;
- Section 5 sets out the case for development;
- Section 6 sets out the planning balance.

# 2

## SITE CONTEXT



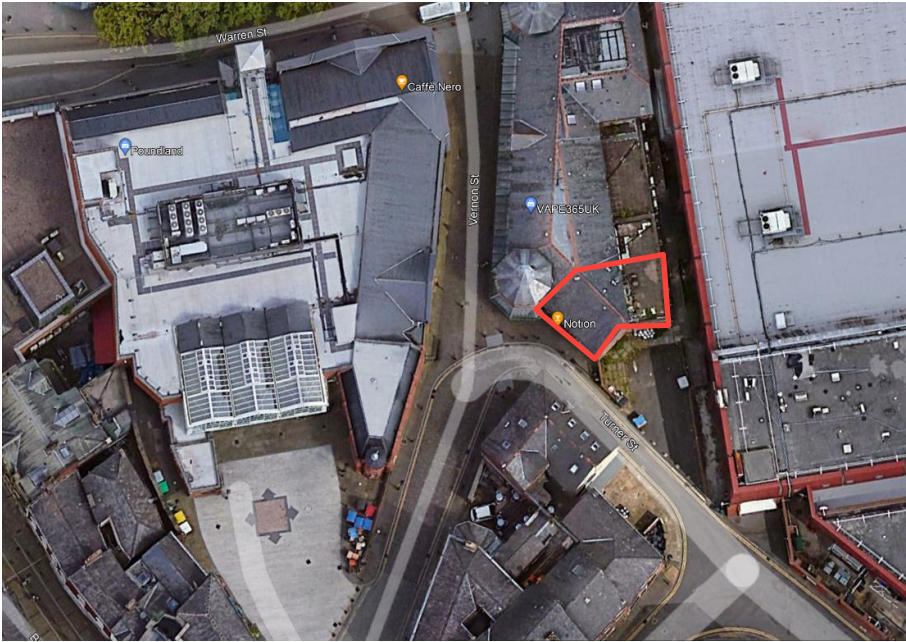


## 2 SITE CONTEXT

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2.1.1. The application site is situated in a central Stockport town centre location and is an existing drinking establishment (use class Sui Generis) known as 'Notion'. The site is surrounded by a mix of retail, commercial, drinking and food establishment typical of a town centre.

2.1.2. Figure 2.1 below shows the location of the site.



**Figure 2.1 – Aerial view showing the site source: (Google Earth, 2024).**

2.1.3. Figure 2.2 shows a photograph of the site.



**Figure 2.2 – Photograph of the site (source: Google Maps, 2024).**

- 2.1.4. The site falls within the Market and Underbanks Conservation Area; however, the proposal will not impact negatively on the conservation area as no material changes to the building are proposed.
- 2.1.5. The nearest noise sensitive properties are located approximately 40m away to the south-east of the premises on the corner of Shawcross Fold and Park Street, with intervening buildings.

## 2.2 PLANNING HISTORY

- 2.2.1. A planning history search has been undertaken using the Council's on-line public access service. The results from the on-line search are set out in Table 2.1 below.

**Table 2.1 – Site Planning History**

Reference	Description	Date	Decision
DC/089538	Change of use from cafe/restaurant (Use Class E(b) to a drinking establishment (Sui Generis); retrospective	05 Dec 2023	Granted

- 2.2.2. The above application shows that the principle of use is accepted at the site.

# 3

## **PROPOSED DEVELOPMENT**



### 3 PROPOSED DEVELOPMENT

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- 3.1.1. This proposal seeks to vary a condition attached to the planning permission (DC/089538) through a Section 73 application.
- 3.1.2. The condition 2 wording currently states:  
*“The use hereby permitted shall only be open for trading purposes between the following hours: Mondays to Fridays (including bank and public holidays) 08:00 to 00:00 (midnight); Saturdays 00:00 (midnight) to 01:00 and 08:00 to 00:00 (midnight); and Sundays 00:00 (midnight) to 01:00 and 08:00 to 00:00 (midnight). No customers shall be accommodated within the premises outside these hours.”*
- 3.1.3. This S73 application seeks to amend the operating hours at the premise and thus amend the wording of the condition to:  
*““The use hereby permitted shall only be open for trading purposes between the following hours: Mondays to Wednesdays (including bank and public holidays) 11:00 to 00:30; Thursdays 11:00 – 02:00; Friday and Saturday 11:00 to 04:30; and Sundays 11:00 – 23:00. No customers shall be accommodated within the premises outside these hours”.*
- 3.1.4. The description of development is therefore the *“variation of condition 2 of application DC/089538 to amend the premises operating hours”*.

# 4

## PLANNING POLICY



## 4 PLANNING POLICY

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- 4.1.1. This section sets out planning policy relevant to the application site and the proposed development. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.1.2. Stockport's Development Plan includes Saved Policies from the Unitary Development Plan (2006) (UDP) and the Core Strategy (2011).
- 4.1.3. The National Planning Policy Framework (NPPF) is also an important material consideration in determining planning applications.

### 4.2 NATIONAL PLANNING POLICY FRAMEWORK (2023)

- 4.2.1. At the heart of the NPPF is a presumption in favour of sustainable development and paragraph 11 states that development proposals that accord with the Development Plan should be approved without delay. Where the Development Plan is absent, silent or relevant policies are out-of-date, permission should be granted unless “*any adverse impacts of doing so would significantly and demonstrably outweigh the benefits*”.
- 4.2.2. The objectives, outlined at paragraph 8, include that planning should:
- help to build a strong, competitive economy;
  - seek 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;
  - contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land; and
  - support the transition to a low carbon future.

#### **Promoting healthy and safe communities**

- 4.2.3. Paragraph 96 seeks to encourage developments which promote safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life and where clear and legible pedestrian routes and high-quality public spaces are provided.

#### **Achieving well-designed places and beautiful places**

- 4.2.4. Paragraph 131 stresses the importance of planning positively for “*the creation of high quality, beautiful and sustainable buildings and places*”, noting that this 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.
- 4.2.5. Paragraph 135 stresses that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive, sympathetic to the local character, establish a strong sense of place, optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks, and address the connections between people and places and the integration of new development into the natural, built and historic environment.

- 4.2.6. Paragraph 137 states: “*Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot*”.

#### **Conserving and enhancing the natural environment**

- 4.2.7. Paragraph 180 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes by (among other things) protecting valued landscapes, minimising impacts on biodiversity and providing net gains, and mitigating and remediating despoiled, degraded and derelict land.

#### **Conserving and enhancing the historic environment**

- 4.2.8. Paragraph 200 states that LPAs should require applicants to describe the significance of heritage assets affected, including the contribution made by their setting. It is important to note that the level of detail included should be proportionate to the asset’s importance and assess the potential impact of the proposal on the significance of the asset proportionately.
- 4.2.9. Paragraph 201 dictates that LPAs should identify and assess the impact of development in particular relation to the significance of the heritage assets, in line with the proportionate assessment as defined in paragraph 200.

#### **Building a strong, competitive economy**

- 4.2.10. Significant weight should be placed on the need to support economic growth and productivity through development. This is particularly important where the UK can be a global leader in driving innovation, and in areas with high levels of productivity, which should capitalise on their performance and potential.
- 4.2.11. Local planning authorities should recognise and address the locational requirements of different sectors (paragraph 87).

#### **Ensuring the vitality of town centres**

- 4.2.12. Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation (paragraph 90).
- 4.2.13. It is noted that the NPPF provides a definition of main town centre uses as “*retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).*”

### **4.3 LOCAL PLANNING POLICY**

#### **STOCKPORT CORE STRATEGY (2011)**

The relevant policies from the Stockport Core Strategy (2011) are highlighted below.

##### Policy CS5: Access to services

- 4.3.1. The policy supports main town centre uses, including an improved range, quality and level of comparison goods retail units and other main town centre uses, including quality restaurants, cafés and bars. The policy also seeks to safeguard residential amenity in the borough's centres.

Policy CS6: Safeguarding and strengthening the service centre hierarchy

- 4.3.2. The Core Retail Area of the Town Centre is preferable for the purpose of A1 use and the Town Centre is sequentially preferable for the purpose of non-A1 main town centre uses and A2 uses.

Policy AS-1: The vitality and viability of Stockport's service centre

- 4.3.3. The policy seeks to increase the quantity and quality of main town centre uses, including drinking establishments in the Town Centre.

Policy SIE-1: Quality places

- 4.3.4. The design of development must be to the highest contemporary standard and have regard to the built and natural environment. This includes the potential for a mixture of compatible uses to attract people to live, work, and play in the same area. The policy requires the provision, maintenance, and enhancement (where suitable) of satisfactory levels of amenity for future, existing and neighbouring users and residents.

Policy SIE-3: Protecting, safeguarding and enhancing the environment

- 4.3.5. Development that results in an unacceptable impact on the occupiers of dwellings or other environmentally sensitive properties in terms of vibration will not be allowed.

Policy CS11: Stockport town centre

- 4.3.6. The policy supports the development of a compact, accessible and pedestrian friendly retail core area, within a wider town centre which accommodates other town centre uses and residential development. All areas should function as an integrated whole, avoiding conflicting uses and ensuring that in combination uses achieve the healthy and sustainable development of the town centre.

## **STOCKPORT UNITARY DEVELOPMENT PLAN (2006)**

The relevant saved UDP (2006) policies are discussed below.

Policy HC1.3: Special control of development in conservation areas

- 4.3.7. Proposals within a conservation area will not be allowed if the siting, scale, design, materials and landscaping of the development are not sympathetic to the site and surroundings.

Policy PSD2.2: Service uses in the town centre, district and large local centres

- 4.3.8. The Council will permit non-retail uses in the other main shopping frontages if the proposal would not result in:

- (i) the percentage of retail units in any block falling below 60% of the total block frontage length;
- (ii) the length of continuous non-retail frontage exceeding 12 metres;
- (iii) more than two adjacent units in non-retail use.

Policy TCG1: Town centre and M60 gateway



- 4.3.9. The policy supports proposals which promotes Stockport town centre as an attractive and prosperous sub-regional retail and commercial centre and promote the regeneration of the M60 gateway through high quality, mixed-use development.

Policy TCG2: Central shopping area

- 4.3.10. Restaurants, leisure health and fitness and hotel facilities will be permitted provided that they do not conflict with Policy PSD2.2.

## **4.4 EMERGING PLANNING CONTEXT**

Places for Everyone

In December 2020, Stockport Council voted to withdraw from the Greater Manchester Spatial Framework (GMSF) and the Council will now be pursuing a new Stockport Local Plan, separate to the GMSF.

Stockport Local Plan

An emerging new Local Plan is in preparation which, once adopted, will set out new policies and allocations.

# 5

## PRINCIPLE OF DEVELOPMENT

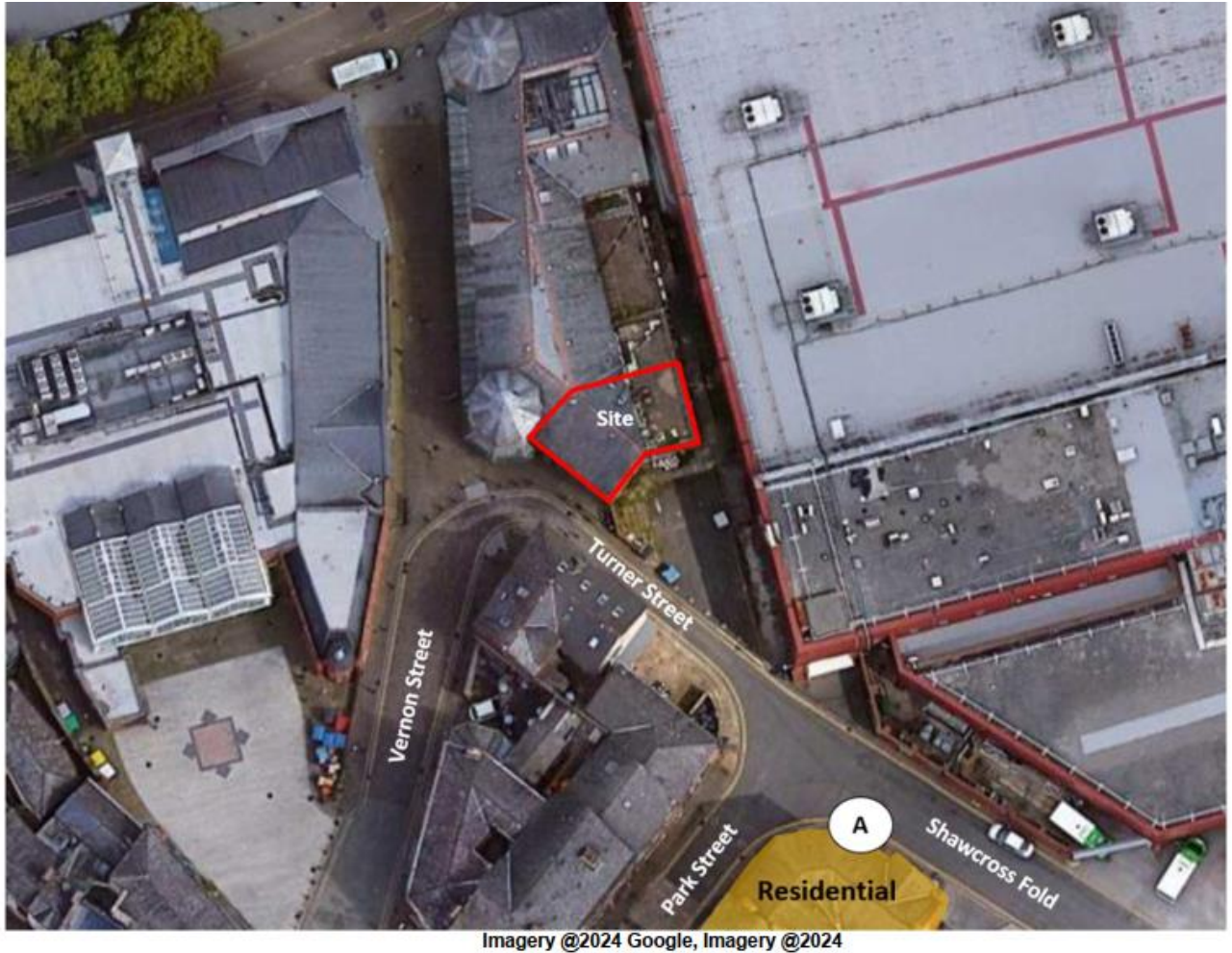


## 5 PRINCIPLE OF DEVELOPMENT

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### SUITABLE LOCATION

- 5.1.1. The principle of the use as a drinking establishment at the site is accepted as shown through the granting of planning permission DC/089538. Whilst the permission restricts the hours of operation to a 1am closing time on Saturday's and Sunday's, a later closing time of 4:30am on Friday and Saturday can be justified due to the location of the site since it is situated within the Town Centre.
- 5.1.2. The suitability is further confirmed as the site benefits from a License recently granted (after the planning consent) that permits licensable activities between the following hours:  
Mon - Weds 11:00-00:30  
Thurs - Sat 11:00 - 04:30  
Sun 11:00 - 23:00
- 5.1.3. In granting the license, the Council considered matters such as operation, safety and noise with regards the site's context and granted the license. This confirms the site is suitable for operation for the extended hours now sought.
- 5.1.4. The site lies in a town centre context surround by commercial and leisure uses. It is a location that policy supports nighttime uses, and indeed embraces them. The nature of night time leisure uses has evolved in recent years with a move to longer opening hours for restaurants and drinking establishments which assist in managing customer flows over a prolonged period and avoids historic issues around closing times. By having longer hours to open it allows the spreading of comings and goings to allow more orderly entry and exit from premises. Stockport, like other town and city centres has had to adapt to the leisure market and in order to compete as a destination for customers with other centres, must have premises that are open later hours. This is critical to the diversity of the leisure and nighttime economy. Independent premises such as Notion are critical to such a leisure offer and help support the diversification of Stockport to make it a vibrant centre day and night.
- 5.1.5. The reason for limiting hours can only be related to residential amenity. The nearest residential properties are approximately 40m away at the corner of Shawcross Fold and Park Street (as shown in Figure 5.1 below) so are separated by some distance, with intervening buildings and not in a direct line of sight of the premises. They lie at a junction so will be influenced by existing traffic and activity in the town centre, including other nighttime uses nearby, the Asda store, and traffic on the one-way system. The properties already experience the noise and activities of the town centre, and the proposed extended hours of a small venue will not materially increase these. The submitted noise assessment empirically demonstrates this.
- 5.1.6. The residential properties are very much in the town centre where there is an acceptance that they exist alongside commercial uses and are influenced by them. Residents in a town centre are coming to and expect the environment to include activity and noise sources, including nighttime uses, therefore there is an acceptance that the background noise levels are already high. Indeed, people living in town centres do so for easy access to the shops and evening economy. This is confirmed through the council's consideration of residential developments nearby to the site (as set out below).



Imagery @2024 Google, Imagery @2024

Figure 5.1 – Nearest Residential Properties.

- 5.1.7. For example, where residential applications have been made close to the site, such as application DC/090126 at 27 Warren Street, the application submitted a noise assessment which concluded *“the primary context of the development is in an area of existing commercial use and so the likelihood of adverse impact is reduced in this context compared to the reverse situation as residents are less likely to notice a change in the acoustic climate which lowers the potential adverse impact”*. As mitigation, in residential properties, façade installation elements within the properties are proposed, including mechanical ventilation.
- 5.1.8. Similarly, the committee report for the granting of the original permission at 8 Vernon Street (reference: DC/089538) commented that *“in respect of potential noise and disturbance, it is noted that the town centre accommodates a variety of late-night food and drink uses, accordingly neighbouring residents already experience high levels of background activity and noise at all times of the day”*. Therefore, this shows that the establishment is part of an existing evening economy with an existing high level of background noise. In comparison to a primarily residential area, extending the operating hours at this site would be in keeping with the surrounding uses and environment.
- 5.1.9. The context of the site is one where there is already late night use and activity which set the background noise levels. The following premises have later operating hours permitted and are within walking distance from the site. These include:

- The Crown Inn (154 Heaton Lane, 0.5 miles) 3am closing time;
- Glitch (1 Prince's Street, 0.2 miles) 2am closing time;
- 26 Lower Hillgate (0.1 miles) Planning granted for drinking establishment with 2:30am closing time;
- 26 St Petersgate (0.2 miles) Planning granted for mixed use A4/nightclub with 3am closing time.
- SK1 Records (17 Little Underbank, 0.1 miles) Frequent street parties hosted from the afternoon until 'late'.

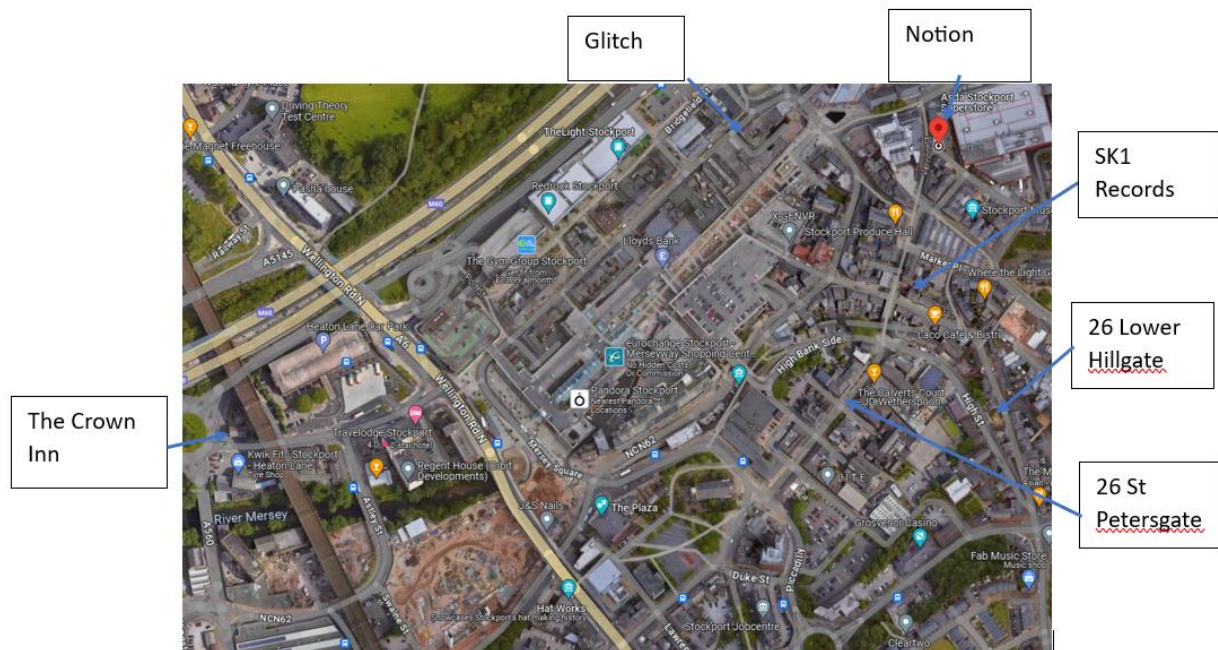


Figure 5.2 – Drinking Establishments.

- 5.1.10. Therefore, condition 2 of planning permission DC/089538, which places a 1am closing time restriction, is unduly restrictive and a precedent is set for later hours in other nearby drinking establishments. The submitted noise assessment demonstrates that there will not be significant adverse impacts on amenity.
- 5.1.11. Overall, the extended hours sought accord with policy PSD2.2 of the UDP and TCG1 of the Core Strategy which supports the operation of main town centre uses, including drinking establishments.

**VITALITY AND VIABILITY**

- 5.1.12. The amended operating hours are essential to support the vitality and viability of the existing drinking establishment, as a large proportion of the overall customers and thus business takes place in the evening. Patrons will choose to visit a premises based often on the hours of opening and if premises have earlier closing times then they will not visit them (simply as they will need to leave and find another venue at a later hour and either not get in as they are full or likely not get a seat). This means that Notion is losing custom to other nearby premises not only after its hours of use, but also beforehand as customers are put off from visiting if their visit is curtailed and they need to move. Notion is a relatively small premises (96 license) and therefore without the extra footfall offered by the later operating times, it is likely that the operation of the bar will become unviable due to the pressures faced by small local businesses in the current economic climate. Therefore, it is

crucial for the operating hours to be extended later into the evening to ensure that the bar can continue to offer a well-established environment for locals to enjoy.

- 5.1.13. Additionally, the later operating hours would help to secure existing jobs as the bar currently provides 3 full-time and 2 part-time roles; adhering to chapter 6 of the NPPF which supports proposals that help to build a strong and competitive economy. If the operating hours were not amended, it is likely that the business would not require as many employees and therefore it would result in the loss of employment. It is also likely that the business ceases to exist without the amended operating hours which would result in the loss of employment associated with the premises.
- 5.1.14. The amended operating hours would also help to support the vitality and viability of Stockport Town Centre through the retention of an existing bar which adds to the diversity of uses in the area and supports the overall evening-economy.
- 5.1.15. Furthermore, the proposal is supported by Chapter 7 of the NPPF which supports the vitality of town centres, including through the promotion of the evening economy. Similarly, core strategy policy AS-1 supports the vitality and viability of Stockport's service centre, including the quality and quantity of drinking establishments. This shows that the application to amend the opening hours at the site, aligns with national and local policies through the continuation of a well-established local business within a town centre.

## **NOISE IMPACT ASSESSMENT**

- 5.1.16. As part of this application, a noise impact assessment has been prepared by Acoustic and Engineering Consultants Limited (AEC). Noise was assessed at a location representative of the nearest residential noise sensitive receptor, and the impact of noise breakout and from external patron noise assessed.
- 5.1.17. The noise impact assessment shows that overall, the background noise levels were high and reflective of its town centre urban location. It shows that aircraft activity is the dominant background noise source along side road traffic. The report at para 3.7 notes that *"Although music noise from other premises on Market Place was audible when they were open, there was no significant reduction in the ambient noise level after they closed. Therefore, the differences in the measured noise levels and onsite observations suggest that aircraft was the dominant noise source at residential properties. The smaller differences measured when extraneous noise sources were paused out, are consistent with more steady, non-varying noise sources, not short-term noise events such as aircraft and people shouting"*.
- 5.1.18. The report concludes at para 3.7 that *"The measured noise levels associated with the premises only were at least 3dB below the prevailing ambient noise levels. This would be considered to be a worst case"*. Therefore, as the premises lies in the town centre the background noise is already impacted by existing leisure and nighttime economy uses (as well as aircraft and traffic) and the noise associated with the premises were 3dB below background, there would be no increase in the prevailing noise level as a result of the operation of the premises for the extended hours. Further, during the assessment it was noted that people left the premises quickly and quietly in small groups between 2 – 4 people.

- 5.1.19. The noise assessment concludes that the premises have implemented mitigation and management measures (highlighted below) to effectively control the noise associated with the operation of the bar.
- 5.1.20. It should be noted that due to the new road layout near to the site, many customers leaving other bars/restaurants must pass by the site to reach the taxi pick up located at Shawcross Fold/Turner Street/Park Lane junction. Subsequently, there is already footfall in the area from the nearby premises which are open till 3am and later. As such the extended hours will not materially increase activity in the area and there will not be an unacceptable impact on occupiers of nearby dwellings as any noise from the premises and from customers comings/goings is not significant when measured against the existing background noise levels as the site is situated in a busy town centre rather than a quiet residential estate.
- 5.1.21. Therefore, it is considered that the proposed extended opening hours would not result in an unacceptable increase in the level of noise experienced by surrounding residents in comparison to existing ambient background noise levels in the area.
- 5.1.22. Therefore, the proposal would adhere to core strategy policy SIE-3 and UDP policy HC1.3.

## **NOISE MITIGATION**

- 5.1.23. The key concerns raised through application DC/089538 included:
- The 4:30am closing time over three consecutive nights Thursday, Friday, and Saturday; and
  - People noise in the street and ASB around the 4:30 closing time.
- 5.1.24. This application does not propose a 4:30am closing time over three consecutive nights, rather the 4:30am closing time is proposed for two nights (Friday and Saturday). This is justifiable, as per the previous summary around the vitality and viability of the small business since Friday and Saturday evenings are the busiest times for the evening economy.
- 5.1.25. Noise mitigation measures have been implemented at the premises, as highlighted by the noise assessment, including:
- Locating the smoking area as far from noise sensitive properties as possible and restricting the number of people to no more than four at any time.
  - Customers are not permitted to leave the premises with drinks.
  - There is a written dispersal policy and signage at the exit requesting customers to leave quietly and respect the local neighbourhood.
  - Covered and bolted closed all upstairs windows to prevent opening and installation of air conditioning system.
  - Implemented a fenced queuing system on the opposite side to the premises so there is no clear line of sight from the nearest residential properties.
  - Established a partnership with Lynx Taxis to provide a rapid taxi response and quicker exit from the area after leaving the premises.
- 5.1.26. In addition to the measures put forwarded in the noise management plan, the following further controls are proposed to ensure that the noise produced in the street is limited, including:
- Door supervision;
  - All staff will be briefed and aware of their responsibilities and relevant company operating procedures;

- Staff will encourage customers to leave quickly and quietly;
- Staff will monitor behaviour outside the premises within the local street and discourage people from congregating outside;
- Premises to have a comprehensive digital CCTV system which covers the internal and external areas of the premises; and
- There will be no external music and music must be switched off at closing time.

5.1.27. The bar has a license to hold 96 people at any one time, however it is unlikely for the bar to be at full capacity and as stated in the noise assessment, people generally leave the premises in small groups. Additionally, extending the operating hours will provide an increased flexibility for people to come and go, to spread activity and avoid a peak. Moreover, due to the taxi service in place, it is unlikely that people will be outside the premises for long periods of time waiting for taxis.

5.1.28. Overall, the measures outlined above will ensure that there are no public nuisance issues and that customers leave the premises and surrounding areas safely and quietly. This aligns with NPPF paragraph 96 as the development will aim to restrict any crime or disorder through adherence with the above measures. Additionally, the proposal has put forwarded these measures in order to align with core strategy policies SIE-1 and CS11 through ensuring that the operation of the business is sympathetic to other uses in the town centre.



# 6

## PLANNING BALANCE



## 6 PLANNING BALANCE

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6.1.1. The change in operating hours at the site will result in a range of economic, social and environmental benefits to the local area and community including:

### **A Positive Economic Role**

6.1.2. The proposed development will provide a range of economic benefits, including the retention of on-site jobs.

6.1.3. The proposal will positively and proactively support economic growth, supporting a local independent business which helps underpin the success of Stockport's town centre and establish its culture and character. This fully aligns with the requirements and ambitions of local and national policy.

### **A Positive Social Role**

6.1.4. The proposals will help to retain local jobs and a local independent business which has become a well-established bar within Stockport town centre.

6.1.5. The noise assessment submitted alongside this planning statement, shows that there will not be a significant negative impact on the amenity of nearby residents. Therefore, the proposal supports an environment where people can work/live/play, in accordance with local and national policy positions.

### **A Positive Environmental Role**

6.1.6. The proposed development will make effective use of land and protect the conservation area as no external or internal works are proposed, and thus is in accordance with the requirement of both local and national policy.

### **CONCLUSION**

6.1.7. This Statement has set out how the application accords with the Development Plan, alongside guidance contained within national policy.

6.1.8. There are a number of material considerations that support the proposal, and it has been proven that the scheme will perform a positive economic, social, and environmental role and achieving these positive impacts results in a development which will be sustainable. It is considered that the proposed opening times would not result in an unacceptable increase in the level of noise experienced by surrounding residents in comparison to existing ambient background noise levels in the area. The proposed hours will bring the premises in line with those approved at other nearby bars and restaurants. The proposal therefore accords with the plan.

6.1.9. For these reasons, planning permission should be granted for the amendment to the opening hours.



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