

Supporting Information: Design and Access Statement

Full Planning Application for the change of use of Class E(e) Chiropractor to Sui Generis Use - Bar

Location: 5 Square Street, Ramsbottom, Bury BL0 9BE

Proposal: Full Planning Application, Change of Use

Submitted: April 2023 Rev A



1. Site Description

The proposal site is situated within Ramsbottom Conservation area in the town centre of Ramsbottom, to the North of Bury District part of Greater Manchester.

The site lies within a predominantly commercial location, within a terrace row of shops, with some residential use, through first floor flats.

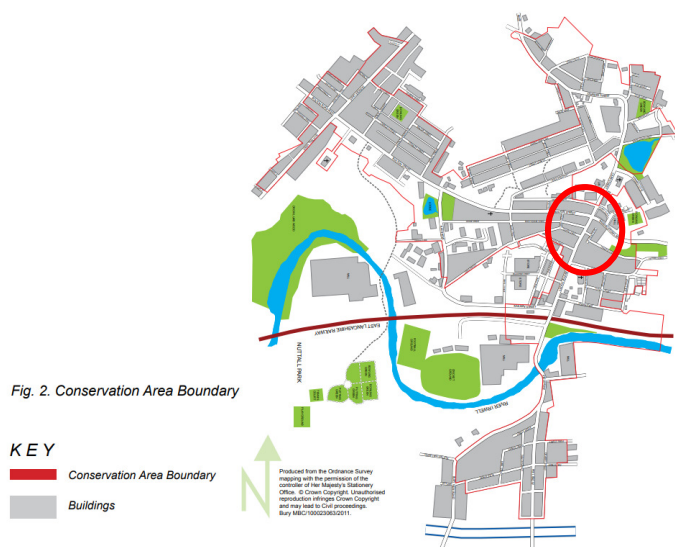
The site lies with good access from the town centre and in close proximity to services, car parks, bus routes and train links, and is located within a thriving town with equally thriving bars and cafés.

Square street has been closed off to vehicular traffic and has been identified as a street that will be used for outdoor use for drinking and eating from other bars and restaurants.

There have been several recent change of use of commercial premises in the past 2 years, with the closest being the change of use of the old bank to a bar and café with after hours use and 38 Bridge Street being approved for change of use from shop to 'The Ram' bar.



Site location within Ramsbottom



General location of site within Ramsbottom Conservation Area

2. Proposal

This proposal seeks approval for the change of use of a vacant building which was previously used as a Chiropractors (Class E(e)) to a Bar (sui generis) to sell drinks for consumption on site. In the immediate area there are a range of premises from shops, cafes, restaurants and takeaways.

The proposal also allows for the use of the existing outbuilding which houses a WC and basin, which will be used for staff WC purposes. The half closest to the rear access door will be used for storage for items used in the running of the bar.

3. Materials

No change to the existing building has taken place. All changes are decorative and internal. There has been a new sign installed to the front elevation.

4. Scale

This application is small in scale

5. Highways/Parking

There are ample car parks and access to bus routes and train links, however the proposed use would not promote the use or need for parking of vehicles by the very nature of the beverages sold being alcoholic. The site will benefit from foot traffic based on the location within Ramsbottom town centre.

6. Neighbour amenity

It is not anticipated that there would be any inconvenience to local residential amenities than that already experienced through existing enterprises in the area.

7. Sunlight/Daylighting Assessment/Separation Distances

N/A

8. Hours of opening

Monday – Saturday 10am – 11pm

Sunday 11am – 10pm

9. Employment

Full Time – 2 persons

Part-time – 3 persons

10. Relevant Planning Policy

Area RM3 – Bridge St/Square Street
EN2/1 – Character of Conservation Areas
EN2/2 – Conservation Area Control
S1/2 – Shopping in Other Town Centre
S2/2 – Prime Shopping Areas and Frontages
S2/6 Food and Drink
EN1/2 – Townscape and Built Design
EN7/2 – Noise Pollution
TC2/2 – Mixed Use Development
NPPF

11. Conclusion

The proposal seeks to revitalise a derelict property whilst encouraging retention and restoration of architectural features and promoting improvement and enhancement.
It complies with the development plan and would improve the economic and social conditions of the area. The proposal will contribute to the Ramsbottom economy and the well-established highly reputable food and drink scene of the surrounding area.

12. Photographs



View of front elevation from opposite side of Square Street



View of Square Street from Bridge Street



View of Square Street from Smithy Street

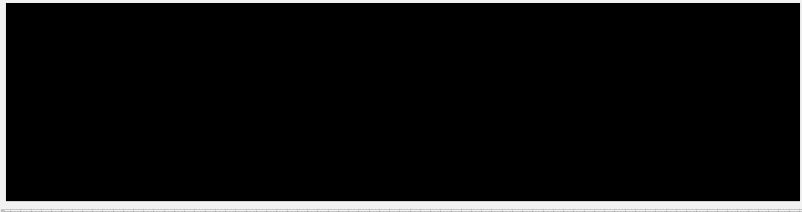


View of seating areas and shops/restaurants on Square Street

ADDITIONAL INFORMATION IN RELATION TO LPA COMMENTS AND CLARIFICATIONS:

The following additional information is supplied after discussions with Helen Leach of Bury MBP Planning and in relation to the following email request dated 30th October 2023

Email:



I have just spoken with Ben about this application and I would be grateful if you could pass this e-mail onto him.

Following our conversation, I can confirm that the application is finely balanced and a decision could go either way. Further information is required on the following:

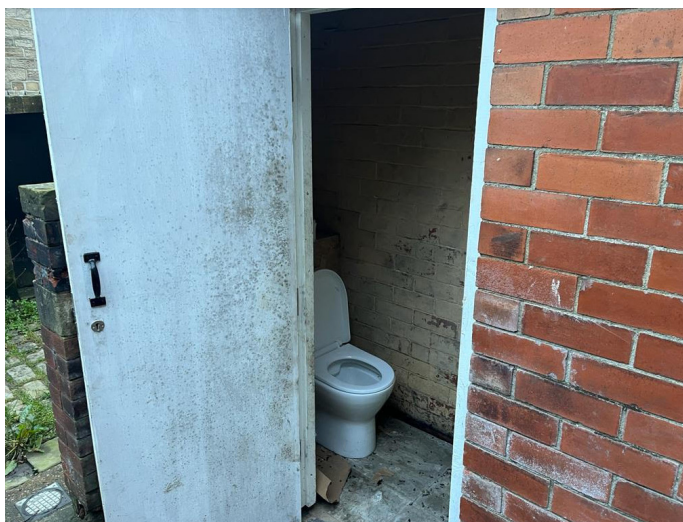
1. The outbuilding in the rear yard, to be used as a toilet needs to be included on all relevant plans;
2. The plans will need to identify the extent of the bin storage required for the proposed use and where within the rear yard it would be located;
3. Details of how the walls between the proposed bar and the adjacent residential flat are constructed
4. What measures could be put into place to prevent any noise transfer between the proposed bar and the adjacent residential flat? It is likely that these measures will need to be over and above what the building regulations require;
5. Environmental Health Pollution Control section have concerns about noise transfer through openings (windows and doors) from loud music and conversations. How would this be addressed while maintaining ventilation to the proposed bar

Each item has been clarified in the written content below.

1. The outbuilding in the rear yard, to be used as a toilet needs to be included on all relevant plans.

Plans have been updated to clarify the location and size etc of the outbuilding in relation to being used as a staff toilet. Please refer to plan drawing 2023-04-02 Rev C

Photograph of outbuilding:



2. The plans will need to identify the extent of the bin storage required for the proposed use and where within the rear yard it would be located.

Please refer to updated plan drawing 2023-04-02 Rev C to indicate the location of the bin storage within the existing yard.

The existing gate measures 900mm and as such the bins provided will fit through the opening. See email from ISM the commercial bin collection company with the size of the bins they will be providing:

Email from Bin collection company ISM:



Hi Mark,

Confirmation of waste collections from Venezia, 5 Square Street, Ramsbottom, BL0 9BE.

The lockable 660ltr General waste & 240ltr bottle bin will be placed behind the bar in the cobbled courtyard.

660ltr Dimensions (H1370mm x L1370mm x W850mm)

240ltr Dimensions (H1100mm x W580 x D740mm)

The bins will be wheeled to the truck and emptied which reverses down Smithy Street to the rear of the property on request.

The driver will have a constant note on his schedule not to empty early AM.

We already empty other business's bins on that row so there will be no issues with the collections.

Speak soon,

Kind regards,

Ross Allen

Transport/Operations Manager

Phone: 01706 823001

Web: ismwaste.co.uk

Email: ross@ismwaste.co.uk

ISM Waste & Recycling

Kenyon Street Works, Kenyon Street, Ramsbottom, Bury, BL0 0AB

Photographs of rear yard:



3. Details of how the walls between the proposed bar and the adjacent

The existing walls are 320mm thick solid stone with a single layer of plasterboard to one side (to adjacent units)

4. What measures could be put into place to prevent any noise transfer between the proposed bar and the adjacent residential flat? It is likely that these measures will need to be over and above what the building regulations require;

Refer to attached comments from applicant with his comments from the acoustic engineer.

In General the walls achieved 53 and 56db.

General talking noise for a group of 15 people and background sound from low level music achieves circa 40db, therefore there is a significant reduction through the walls.

In general terms the existing residential dwelling will have ambient background noise of circa 30db, therefore you would require noise levels as high as 80db in the bar to be heard in the residential property, which will not be achieved.

We attach a response from the applicants that also provides a link to what typical noise levels are and what will achieve 80db plus, which should be reviewed.

5. Environmental Health Pollution Control section have concerns about noise transfer through openings (windows and doors) from loud music and conversations. How would this be addressed while maintaining ventilation to the proposed bar

The applicant will address the issue of opening windows by installing a ventilation system that will allow for air movement through a window mounted ventilation extract duct/fan to the stairwell window to the rear of the property.

The windows will then be kept locked shut.

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Traditional T-Series Window Fan

- Extract/intake fans in 4 sizes: 6", 7", 9" and 12"
- Patented electronic shutter system ensures quiet, trouble free operation
- To obtain the best from your fan, use the Ecotonic controller
- Shutter open/fan off mode
- Low sound levels
- Easy fit connector Top Socket, standard on all models
- Designed for single or double glazing up to 32mm thick



UK's No. 1 Commercial Fan

The T-Series fan range is fitted with a Vent-Axia M-Tech motor, developed to improve performance, lower running costs and maintain the T-Series' rugged reliability. A patented speed control pack is simply plugged in one of 3 positions to provide low, medium or boost speed matching the fan performance to the requirements of the installation.

Instantaneous Shutter

With energy saving in mind T-Series Fitting Kits are supplied complete with an integral instantaneous automatic louvre shutter concealed behind the interior grille. It operates on both extract and intake and at any angle of mounting.

When the fan is used with a T-Series or Ecotonic controller, the shutter can be set open with the fan motor switched off to provide natural ventilation without the security risk of an open window.

Top Socket

A connector Top Socket is standard on all T-Series fans allowing fast and trouble-free mains connection.

Easy Cleaning

Integrated component design allows all parts to be dismantled for cleaning without the use of specialist tools.

Electrical

Motor purpose-designed. Suitable for running at any angle. Quiet running. Suitable for operation in ambient temperatures from -40°C to +50°C.

Fitted with Standard Thermal Overload Protection (S.T.O.P.).

Supply voltage 220-240V/1/50Hz.

Window Kit

Designed for use in single or double glazing, most types of glass and materials up to 32mm thick. Greater thicknesses can be accommodated using Extended Fitting Rod Sets. Can also be mounted in a fixing plate or wall, in ducts or above ceilings.

Models

Complete Fan Model	Stock Ref
TX6WWW	W161110
TX7WWW	W162110
TX9WWW	W163110
TX12WWW	W164110

Fan Core (excludes Fitting Kit)

Size	Stock Ref
TX6	472012
TX7	472013
TX9	472014
TX12	472015

Window Kits (excludes Fan Core)

Size	Stock Ref
TX6	472020
TX7	472021
TX9	472022
TX12	472023

Accessories

Extended Fitting Rod set Size	Stock Ref
6"/7"/9"	568104
12"	568106