

Hot Food Takeaway Supplementary Planning Document

Adoption Statement

On 8th March 2017, Manchester City Council’s Executive adopted the Hot Food Takeaway Supplementary Planning Document.

Following representations made during consultation on the draft Hot Food Takeaway Supplementary Planning Document between 27th June to 19th Sept 2016 and pursuant to section 23(1) of the Planning and Compulsory Purchase Act 2004 the following modifications were made to Policy 1: Vitality and Viability, Policy 2: Accessible areas of opportunity and need and Policy 3: Hot Food Takeaways and Schools.

Policy 1 Vitality and Viability	
Draft Hot Food Takeaway Supplementary Planning Document	Adopted Hot Food Takeaway Supplementary Planning Document (modified text in bold)
<p>A proposal will be considered to be harmful to the vitality and viability of a centre if it:</p> <ul style="list-style-type: none"> Increases the number of A5 uses in a centre to more than 5% of all town centre uses (excluding housing) Creates a cluster of more than two A5 uses together Reduces the number of units between A5 clusters to less than two non-A5 uses 	<p>A proposal will be considered to be harmful to the vitality and viability of a centre if it:</p> <ul style="list-style-type: none"> Increases the concentration of hot food takeaway ground floor frontages in a centre to more than 10% of all non-residential ground floor frontages (see paragraph 4.4 below¹). In centres where the proportion of hot food takeaway ground floor frontages is approaching 10%, consideration will also be given to the impact of the proposal on the character of the area surrounding the application site. Applications will not normally be permitted if the proposal would lead to the proportion of hot food takeaway frontages being more than 10% of non-residential ground floor frontages in a particular part of the centre concerned. Creates a cluster of more than two hot food takeaways together Reduces the number of units between hot food takeaway clusters to less than two non-A5 uses
<p>In these centres applications will be assessed based on local impact taking into account the centre’s overall role and character.</p>	<p>In these centres, hot food takeaway applications will be considered based on an assessment of the impact on the role and character of the surrounding area.</p>

¹ Adopted SPD paragraph 4.4: The concentration of A5 uses in centres is calculated as the percentage of A5 uses when compared to all non-residential ground floor frontages within district centres and local centres as defined above. Frontages will be counted by entrances i.e. a block of offices with one entrance will count as 1 use and a terrace of 4 shops each with its own entrance will count as 4.

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Where there is no evidence of demand for a preferable use, hot food takeaways will be considered favourably even if this would increase the threshold of takeaways to above 5%.	Where there is no evidence of demand for a preferable use, hot food takeaways will be considered favourably even if this would increase the threshold of takeaways to above 10% of ground floor frontages .
The visual amenity of a street is adversely affected by shutters being down during the day, creating dead frontages.	(text removed from policy to paragraph 4.6)
Policy 2 Accessible areas of opportunity and need	
Draft Hot Food Takeaway Supplementary Planning Document	Adopted Hot Food Takeaway Supplementary Planning Document (modified text in bold)
Unless affected by Policy 3 of this SPD, the hours of opening of an A5 Hot Food Takeaway will depend on....	Unless affected by Policy 3 of this SPD, the hours of opening of a hot food takeaway will depend on....
Planning permission for A5 uses will only be granted where there would not be an adverse impact on highway safety and the amenity of the surrounding area.	Planning permission for hot food takeaways will only be granted where there would not be an adverse impact on highway safety and the amenity of the surrounding area.
Policy 3 Hot Food Takeaways and Schools	
Draft Hot Food Takeaway Supplementary Planning Document	Adopted Hot Food Takeaway Supplementary Planning Document (modified text in bold)
The only exception to this approach is where the proposal is within centres designated in the Local Plan....	The only exception to this approach is where the proposal is within a district centre designated in the Local Plan....

No other modifications were made to the policy, however, where relevant, references to research and statistics were updated.

The SPD is available to view on the Council's website at http://www.manchester.gov.uk/info/200074/planning/6144/supplementary_planning_guides.

Any person with sufficient interest in the decision to adopt the Hot Food Takeaway Supplementary Planning Document may apply to the High Court for permission to apply for judicial review of the decision. Any such application must be made promptly and in any event not later than 3 months after the date on which the SPD was adopted ie 8th June 2017.