



Paul Butler Associates

Planning, Development & Heritage Consultants

13 April 2022

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

22.1720

Dear Mrs Roscoe,

1 Salmon Street, Manchester, M4 1AJ
Submission of Application for Variation of Conditions 2 and 3 attached to Planning Permission
123983/FO/2019

On behalf of our client, Matthew Lake of 'Lock Up Bars Ltd', please find attached an application for the variation of conditions 2 and 3 attached to Planning Permission 123983/FO/2019 which granted approval on 12 March 2020 for 'Proposed change of use of ground floor unit and upper floors unit to mixed use Café and Drinking Establishment with only cold food provision on all floors (Sui Generis Use Class), including associated external roof plant and acoustic air vents'.

Amendments are proposed to conditions 2 and 3 to allow for the implementation and delivery of Planning Permission 123983/FO/2019 by 'Lock Up Bars Ltd'. The proposed amendments to these conditions are set out below:

Condition 2:

Condition 2 of Planning Permission 123983/FO/2019 states:

'2) The permission granted shall be personal to the applicant and named partners; Mr Scott Martin; Mr Bryan Regan and Mr Steven Cochrane, under the operating company 'Salmon Street MCR Ltd.'

Should the premises no longer be occupied and operated in full by any person as clearly named above, the use for which permission is hereby granted shall be discontinued and the land shall return to the last established and lawful use of the land prior to this permission being implemented.

Reason - The City Council as local planning authority has had regard to the special circumstances of the applicant, and in these exceptional circumstances a personal permission is in the interests of protecting residential amenity, in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Manchester Core Strategy and saved policies DC10.1, DC10.4 and DC26 of the Unitary Development Plan for the City of Manchester'.

Condition 2 is a personal condition which references named partners of the operating company 'Salmon Street MCR Ltd'.

The applicant and his business partners are looking to acquire the premises and implement planning permission 123983/FO/2019, therefore it is necessary to amend the wording of this condition. A alternative proposed wording is provided below:

Suggested Rewording of Condition 2:

'2) The permission granted shall be personal to the applicant and named partners; Mr Matthew Lake; Mr James Murphy and Mr Lyndon Higginson, under the operating company 'Lock Up Bars Ltd'.

Should the premises no longer be occupied and operated in full by any person as clearly named above, the use for which permission is hereby granted shall be discontinued and the land shall return to the last established and lawful use of the land prior to this permission being implemented.

Reason - The City Council as local planning authority has had regard to the special circumstances of the applicant, and in these exceptional circumstances a personal permission is in the interests of protecting residential amenity, in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Manchester Core Strategy and saved policies DC10.1, DC10.4 and DC26 of the Unitary Development Plan for the City of Manchester'.

The applicant and his business partners have substantial experience in operating restaurants/café bars in the Northern Quarter, Manchester City Centre and beyond. Their experience includes The Bay Horse, Cane & Grain, Crazy Pedro's, Cottonopolis, Junk Yard Golf amongst others. These premises operate successfully and are not associated with any adverse amenity impacts, thereby confirming that the applicant and his business partners are responsible operators. On the basis of the above there are no reasonable grounds to withhold granting planning permission for the proposed variation of this condition and to do so would be in conflict with the tests of planning conditions in that it would not be necessary or reasonable.

Condition 3:

Condition 3 of Planning Permission 123983/FO/2019 states:

'3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Site Location Plan Drawing No. A100, stamped as received by the City Council as Local Planning Authority on 06 August 2019.

Drawings No. A101, A102, A107, A108, stamped as received by the City Council as Local Planning Authority on 06 August 2019.

Drawing No. A103 Revision B, stamped as received by the City Council as Local

Planning Authority on 05 March 2020.

Drawings No. A104, stamped as received by the City Council as Local Planning Authority on 05 March 2020.

Drawings No. A105, stamped as received by the City Council as Local Planning Authority on 18 October 2019.

Drawing No. A106 Revision B, stamped as received by the City Council as Local Planning Authority on 14 January 2020.

Design Statement, stamped as received by the City Council as Local Planning Authority on 24 January 2020.

Crime Impact Statement (Version A: 22/02/19, Reference 2019/0141/CIS/01), stamped as received by the City Council as Local Planning Authority on 06 August 2019.

Dispersal Policy, stamped as received by the City Council as Local Planning Authority on 06 August 2019.

Operating Schedule, stamped as received by the City Council as Local Planning Authority on 06 August 2019.

Smoking Policy, stamped as received by the City Council as Local Planning Authority on 06 August 2019.

Waste Management Proforma, stamped as received by the City Council as Local Planning Authority on 06 August 2019.

Noise Impact Assessment, stamped as received by the City Council as Local Planning Authority on 30 October 2019.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EC1, EN1, EN3, EN19, CC1, CC4, CC5, CC7, CC9, CC10, C10, DM1 T1, and T2, of the Manchester Core Strategy and saved policies DC10.1 DC10.4, DC18, DC19 and DC26 of the Unitary Development Plan for the City of Manchester'.

To facilitate the delivery of the development by the applicant a number of minor internal layout alterations are proposed in order to align with the concept and business model for the premises. The changes are limited in scope and do not affect the approved uses or raise any material planning issues. The changes can be identified through comparison of the approved floor plan drawings against the proposed, and include:

- Ground floor – general layout changes including minor adjustments to the position of the disabled WC, cellar/store and refuse store. Alterations to door positions (these are addressed through a separate full planning application for external alterations).
- First floor – general minor layout changes.

- Second floor – use of previously identified rear storage area as floorspace.
- Third floor – no change.

To take account of the revised drawings an updated wording for condition 3 is provided below.

[Note: The updated drawings will include a minor adjustment to the entrance positions. This change will be progressed separately through a standalone planning application since the current planning permission did not involve elevations alterations].

Suggested Rewording of Condition 3:

'3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Site Location Plan Drawing No. A100, stamped as received by the City Council as Local Planning Authority on 06 August 2019.

Drawings No. A101, A102, A107, A108, stamped as received by the City Council as Local Planning Authority on 06 August 2019.

~~*Drawing No. A103 Revision B, stamped as received by the City Council as Local Planning Authority on 05 March 2020.*~~

Drawing WT – 01 – 05 – 02 'Plan Proposed Ground Floor Option 2'

Drawing WT – 01 – 06 'Plan Proposed 1st Floor'

Drawing WT – 01 – 07 'Plan Proposed 2nd Floor'

Drawing WT – 01 – 08 'Plan Proposed 3rd Floor'

~~*Drawings No. A104, stamped as received by the City Council as Local Planning Authority on 05 March 2020.*~~

~~*Drawings No. A105, stamped as received by the City Council as Local Planning Authority on 18 October 2019.*~~

Drawing No. A106 Revision B, stamped as received by the City Council as Local Planning Authority on 14 January 2020.

~~*Design Statement, stamped as received by the City Council as Local Planning Authority on 24 January 2020.*~~

Crime Impact Statement (Version A: 22/02/19, Reference 2019/0141/CIS/01), stamped as received by the City Council as Local Planning Authority on 06 August 2019.

Dispersal Policy, stamped as received by the City Council as Local Planning Authority on 06 August 2019.

Operating Schedule, stamped as received by the City Council as Local Planning Authority on 06 August 2019.

Smoking Policy, stamped as received by the City Council as Local Planning Authority on 06 August 2019.

Waste Management Proforma, stamped as received by the City Council as Local Planning Authority on 06 August 2019.

Noise Impact Assessment, stamped as received by the City Council as Local Planning Authority on 30 October 2019.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EC1, EN1, EN3, EN19, CC1, CC4, CC5, CC7, CC9, CC10, C10, DM1 T1, and T2, of the Manchester Core Strategy and saved policies DC10.1 DC10.4, DC18, DC19 and DC26 of the Unitary Development Plan for the City of Manchester’.

Application Information

In addition to this covering letter and the completed S73 planning application forms, the following previously approved information that was referenced by condition 3 has been provided:

- Site Location Plan Drawing No. A100, stamped as received by the City Council as Local Planning Authority on 06 August 2019.
- Drawings No. A101, A102, A107, A108, stamped as received by the City Council as Local Planning Authority on 06 August 2019.
- Drawing No. A103 Revision B, stamped as received by the City Council as Local Planning Authority on 05 March 2020.
- Drawings No. A104, stamped as received by the City Council as Local Planning Authority on 05 March 2020.
- Drawings No. A105, stamped as received by the City Council as Local Planning Authority on 18 October 2019.
- Drawing No. A106 Revision B, stamped as received by the City Council as Local Planning Authority on 14 January 2020.
- Design Statement, stamped as received by the City Council as Local Planning Authority on 24 January 2020.
- Crime Impact Statement (Version A: 22/02/19, Reference 2019/0141/CIS/01), stamped as received by the City Council as Local Planning Authority on 06 August 2019.
- Dispersal Policy, stamped as received by the City Council as Local Planning Authority on 06 August 2019.
- Operating Schedule, stamped as received by the City Council as Local Planning Authority on 06 August 2019.
- Smoking Policy, stamped as received by the City Council as Local Planning Authority on 06 August 2019.

- Waste Management Proforma, stamped as received by the City Council as Local Planning Authority on 06 August 2019.
- Noise Impact Assessment, stamped as received by the City Council as Local Planning Authority on 30 October 2019.

The planning application fee (£234.00) will be paid directly to Manchester City Council by the applicant.

We trust that this information is sufficient to enable the positive determination of this application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Taylor', written in a cursive style.

Ralph Taylor BSc MPLAN MRTPI
Principal Planner