

Cloudwater Brew Co
7-8 Piccadilly Trading Estate
Manchester
M1 2NP

+44 7312102519
jimi.pearce@cloudwaterbrew.co

Planning
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

17th May 2021

Dear Sir/Madam,

Units 12-13 Piccadilly Trading Estate

Cloudwater Brew Co as current tenants hereby submit an application for the change of use of Units 12-13, Piccadilly Trading Estate, Manchester, M1 2NP. The application seeks full planning permission to change the use of Units 12-13 to Use Class Sui Generis.

The description of the development is as follows:

'Change of use for Units 12 & 13 from; Temporary Change of use for a period of 5 years mixed use Class B8 (storage and distribution), to sui generis to allow for licensable activities.'

Background

The unit's current primary purpose is for storage and distribution, formal planning for which was granted to CBRE in January 2021 for a temporary change from Sui Generis to use class B8 for units 12 - 16. Our proposal has been reviewed and approved by the landlord and CBRE. Prior to this the unit's have operated a licensed off-sales counter from Unit 12, which has been trading since April 2020.

By securing change of use back to Sui Generis for Units 12-13, it will enable us to continue licensable activities. We additionally plan an on-sales operation via an external customer seating area to the rear of the premises.

Supporting Documents

The following information is included in this application;

- Covering Letter
- Planning Application Form
- Site Plan
- Location Plan

- General Arrangement Plan
- Waste Management Plan
- Premises License - application to vary existing license. Note the consultation period will end on 28th May.
- Smoking Policy

Operational Statement

Opening Hours

The proposed operating hours are;

- Monday to Sunday (inclusive) 09:00 - 22:00

Storage & Distribution activities are;

- Monday to Friday (inclusive) 08:00 - 18:30

Employment

There are currently 12 full time and 13 part-time employees. It is expected the number of employees will increase to 28 in total in 2021.

Car Parking

There are 10 car parking spaces to continue to be utilised by Cloudwater Brew Co.

Equipment

There are no proposals or requirements for installation of any new equipment on the premises to allow for the proposed licensable activities.

Operations

Storage and distribution of packaged products produced within units 7-8 Piccadilly Trading Estate to continue.

Ancillary Bar Operations

Off-sales from a counter located in the south side of Unit 12, accessible from St. Andrews Square.

On-sales from a service station located in the secure external space to the west of Unit 12. Customer seating also to be located in this area, with a dedicated external toilet block for customer use only. A host stand and street food vendor to be located within the secure external area to the south of Unit 12.

For all licensable activities the primary entrance and exit will be via St. Andrews Square, with a secondary means of exit via the car park to the north of the Unit.

Waste Management Arrangements

Cloudwater Brew Co have a waste management contract with Emerge Manchester relating to general waste, mixed recycling, glass recycling and cardboard.

I trust that the information provided is sufficient and will allow you to register and validate the application. If there is however anything else I can provide, or you have any queries, please do not hesitate to get in touch.

Yours sincerely

Jimi Pearce