

Ref: SB/6388/01/MCC 220925 Cov Letter

Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA



22 September 2025

Dear Sir/ Madam

**FULL PLANNING APPLICATION – CHANGE OF USE FROM OFFICE TO BAR (SUI GENERIS),
22 LITTLE LEVER STREET, MANCHESTER**

Further to recent discussions, we are pleased to submit an application for a change of use of 22 Little Lever Street to a bar use with offices on the second floor.

Background to Application

The site is located within the city centre. It is considered for form part of the wider Stevenson Square which has become an established nighttime economy location and part of the renaissance of the Northern Quarter in recent years. The application is submitted by our clients, Northern Hospitality (Mcr) Limited who operate similar operations in close proximity to the site including Fitzgerald's, Quarter House and Hula Tiki Bar. They are well versed in the operation of such venues.

In detail, please find attached:

- Planning and Heritage Statement
- Noise Impact Assessment;
- Crime Impact Statement; and
- Application plans

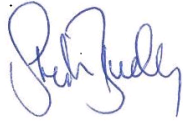
The application proposes a use which is considered suitable in Development Plan terms within the city centre. The application proposes a change of use with limited predominately internal alterations simply to make the site operational. The application would bring a commercially viable scheme which will secure the long term future of the application building and will be in keeping with the surrounding area.

The submitted reports demonstrate that there will be no detrimental impact on neighbouring properties and accordingly the development complies with the Development Plan.

It is requested that an hours of operation condition is not applied. The premises will require a license to trade which covers all matters of operation including hours of operation. The licensing regime is specifically designed to account for such matters. It is more dynamic and allows for one-off 'special' events. It is considered as the issue is covered by other legislation, there is no requirement under the tests of a planning condition.

I trust the above provides sufficient information for the application to be determined positively. However, should you require any further information, please do not hesitate to contact me on the above phone number.

Yours sincerely



STEVE BUCKLEY