

Our Ref: 25256/SH/dm
Your Ref: PP-14174778

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15 August 2025

Manchester City Council
Planning,
P O Box 532,
MANCHESTER,
M60 2LA

Dear Sir/Madam,

FULL PLANNING APPLICATION
UNIT G15, 3 HARDMAN STREET, SPINNINGFIELDS, MANCHESTER M3 3HF, UK

We have been instructed by our client, Sticks n Sushi UK Ltd, to submit the enclosed full planning application for the “*installation of a pergola structure and external seating area*” at the above address. The applications have been submitted online via the Planning Portal (ref: PP-14174778).

Please note that the proposed signage will be subject to a separate application.

In accordance with national and local validation requirements, the following documents have been submitted with the application:

- Completed Full Planning Permission Application Form;
- Completed CIL Form;
- Planning and Heritage Statement (included within this later);
- Site Location Plan;
- Block Plan;
- Pergola Former Pergola / Existing Floor Plan (drawing ref. PA 001);
- Pergola Existing Elevations (drawing ref. PA 002);
- Pergola Proposed Floor Plan (drawing ref. PA 003);
- Pergola Proposed Top View (drawing ref. PA 004);
- Pergola Proposed Elevations (drawing ref. PA 005);
- Pergola Proposed Details (drawing ref. PA 006); and
- Noise Assessment (JPM Acoustics).

The requisite fee of £298, together with the £85 Planning Portal administration fee, has also been paid online.

Site Description

The application site consists of the external forecourt of Unit G15. Unit G15 occupies space on the ground and first floors of 3 Hardman Street. The unit was formerly occupied by Iberica, and a temporary structure has previously been in place at the site, as can be seen from Figure 2. The site is located within the heart of the Spinningfields area at the end of The Avenue close to the Crown and Magistrates Courts. The Oast House (a bespoke designed restaurant and bar, with a large external seating area) lies to the north, and significant external dining areas dominate the adjacent and surrounding units. The site is located within the City of Manchester (DEANSGATE) Conservation Area.



Figure 1. Application Site (2024)



Figure 2. Application Site (2017)

Planning History

Permission was granted for a pergola structure at the site in 2022 (ref. 134716/FO/2022). This proposed 81 covers.

- **134716/FO/2022** | Erection of single storey extension and creation of external seating area together with external elevational alterations to existing building and other associated works. – Granted 26/10/2022
- **CDN/22/0375** | Discharge of condition 5 (Construction Management and Phasing Plan) associated with planning permission 129821/FO/2021. – Granted 07/07/2022
- **129821/FO/2021** | Construction of single storey extension, external seating area, external alterations to existing building and other associated works. - Granted 22/07/2021

Application Proposals

The application proposals are for the installation of a pergola structure to the north and west elevation of the unit. Permission is already in place for the principle of the structure (134716/FO/2022), but this application proposes alterations to the design, to suit Sticks n Sushi's requirements. The pergola structure will be made of timber arches and will contain a timber deck. The pergola will allow for the creation of a covered outside seating area, with the capacity for 80 covers, this compares to the former approved arrangement, which allowed for 81 covers.

- **Privacy Screen:** Privacy screen on both ends of the pergola. Full height vertical hardwood boards material and surface identical to timber decking boards, dimensions 25 x 60 mm.
- **Planters:** To be installed around the perimeter of the covered area, measuring W1.44m.

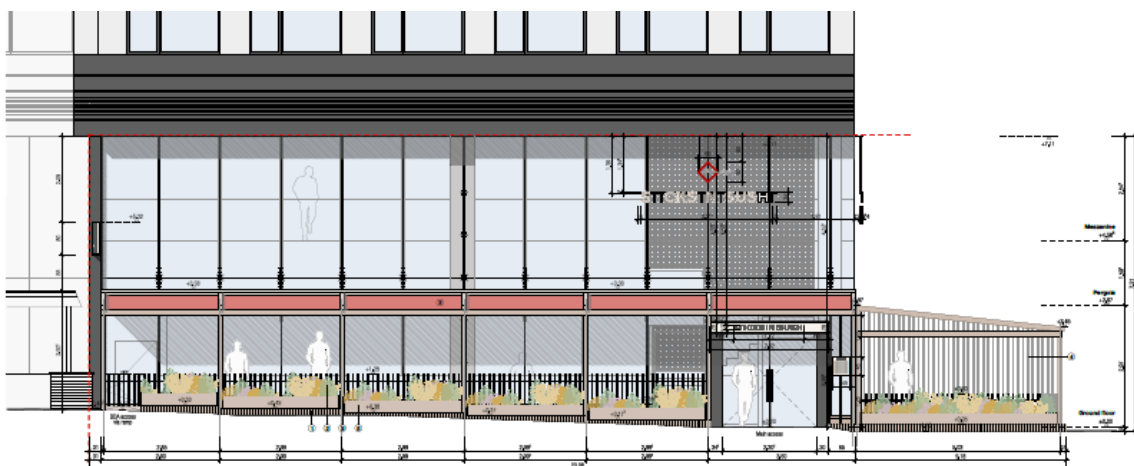


Figure 3. Extract from proposed elevation (drawing ref. PA.005)

Planning Policy Framework

National Planning Policy Framework (2024)

The NPPF provides the overarching planning policy guidance for development across England. It states:

“The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.”

Paragraph 85 states that planning policies and decisions should help to create the conditions in which businesses can invest, expand and adapt. As such, significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development.

Paragraph 131 outlines that good design is one of the fundamental factors in ensuring sustainable development and contributes to creating:

“Better places in which to live and work and helps make development acceptable to communities.”

Furthermore, **Paragraph 135** sets out that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

Manchester Core Strategy (2012)

Policy SP1 ‘Spatial Principles’ states that development in all parts of the City should creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy CC4 ‘Visitors, Tourism, Culture and Leisure’ states that development in the City Centre which improves facilities for visitors, including Manchester residents, will be promoted.

Policy C10 ‘Leisure and Evening Economy’ states that new development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted. With regards to amenity: the proposed use should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance.

Policy EN1 ‘Design Principles and Strategic Character Areas’ All development in Manchester will be expected to follow the seven principles of urban Design. Development in the city centre will be expected to:

- i. Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.
- ii. While there will be opportunities to create landmark buildings, developments should also contribute positively to the experience of all at street level.
- iii. Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.

Policy EN3 ‘Heritage’ states that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Planning and Heritage Statement

In 2022, permission ref. **134716/FO/2022** was granted for an external seating area and, as such, the principle of an external seating area at the site, of considerable size, has already been deemed acceptable. This seating area reflected the requirements of the former site occupant, Iberica. This application for an alternative design is being made to better reflect Sticks n Sushi's requirements. All the supporting information from application ref. 134716/FO/2022 remains unchanged.

The main issues for consideration in relation to the application proposals are, therefore, the revised design, and its impact on the conservation area setting, and the impact on amenity, if any.

Our view is that the proposed pergola structure is more sympathetic to the conservation area than the previously granted scheme (**134716/FO/2022**). The previous scheme consisted of an enclosed conservatory structure with closed glazed sides, accommodating 81 covers in total. The application proposals consist of an open pergola structure, which will allow natural air to flow through the terrace and ensure that it rears as an external space. The design of the pergola structure respects more closely the character and form of the host building's exterior, sitting neatly to the northern and western elevation of this corner unit. The size and massing of the structure are proportionate to the host building, ensuring that it does not appear bulky or overbearing. As detailed on the drawings, the structure will be made of timber arches, arranged to match the grid of the existing glass façade behind, with a slope towards the outer edge of the pergola. In order to facilitate all weather conditions, a sliding covering system has been included in the design, made of water-resistant canvas. To further soften the appearance of the pergola, planters and extensive vegetation will be provided around its perimeter. Overall, the structure has been designed to be as light and open as possible, having very little visual impact on the existing space, building or its conservation area setting. The heritage asset is therefore enhanced through the proposals, in line with the identified policies

Access to the external seating area will be gained via the same entranceway as the main restaurant, and in terms of highway safety, the application proposals will provide an adequate width on the footway for a high footfall area.

Regarding noise, there are no residential uses in the immediate vicinity, but it is acknowledged that there are other noise sensitive uses, such as the courts and offices, close by. However, given the commercial nature of the area, and the other external seating areas within the vicinity, for which there is an established pattern of approvals, we are of the firm view that the proposals will not have an adverse impact on the amenity of the area, in compliance with **Policy DC26**.

Conclusions

Overall, it is considered that the bespoke pergola structure will improve the external appearance of the property whilst also providing dining customers with much needed weather protection in this vibrant and exciting external dining area.

The surrounding units all benefit from extensive external dining areas, with covers and weather protection of various forms. There are substantial covers outside each unit. There is an extant permission in place for a similar sized external dining area too, linked to the previous occupier. The principle of development is therefore established and accepted.

The proposals will, therefore, maximise the efficient use of the site, enabling customers to enjoy the external forecourt of the north and western elevations of the unit. The proposals are of a high standard of design and appearance and are sympathetic to the conservation area setting, ensuring compliance with the identified design and heritage-focused policies. The proposals will also have no detrimental impact on amenity, noting the site's setting, the nature of the operation, and the extant permissions already in place which could be built out. This is achieved whilst adhering to the relevant Manchester policies and guidance, and the proposals therefore should be considered acceptable.

I trust that you have sufficient information to enable a positive determination of the application, and I look forward to receiving confirmation of validation. In the meantime, should you require any further information please do not hesitate to reach out.

Yours faithfully,

