

03 September 2025
Our Ref: 25-2612

Dear Development Management Team.

**Change of Use from Tattoo Studio (Sui Generis) to Aesthetic Clinic (Class E(e))
31-33 Lloyd Street, Manchester, M2 5WA**

The application unit is located on the ground floor of 31-33 Lloyd Street that currently has permission to operate as a tattoo studio (Sui Generis) under application ref. **01743/FU/2013/C1**. The property is within the Deansgate Conservation Area. No external alterations are proposed, so there will be no impact on the character or appearance of the conservation area or the streetscene. The site is outside the City Centre's Primary Shopping Area, where non-retail commercial uses are considered appropriate.

This application seeks permission to change the use of the premises from a tattoo studio (Sui Generis) to an aesthetic clinic (Class E(e)). The day-to-day operation will be comparable to the existing use. Customer numbers and time spent on site will be similar, with appointments managed on a booking basis. Noise levels will be the same as, or lower than, those of the tattoo studio and other city centre uses. In addition, customers will continue to rely on city centre parking and public transport. No increase in traffic generation is expected.

It is noted that the application unit is located within the Deansgate Conservation Area. However, the proposed change of use and associated works are not considered to amount to a significant departure from the existing use, or to result in any external changes that affect the fabric of the building. As such, the changes will not result in any impact on views into or from the conservation area.

Due to the internal nature of the works, which will not impact on priority habitat, Biodiversity Net Gain (BNG) is not applicable. The proposal is consistent with the Manchester Core Strategy, including policies SP1, CC1, CC7, CC8, CC9, CC10 and DM1.

The change of use represents a suitable town centre, use with no adverse impacts and will contribute positively to the range of services available in the City Centre.

Kind Regard

Dan Hughes