

PLANNING DESIGN AND ACCESS STATEMENT

Units 1 and 2, The Hive, 47 Lever Street, Manchester, M1
1FN

Want Hospitality Ltd

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1. INTRODUCTION

1.1. Broadgrove Planning and Development Ltd have been instructed by Want Hospitality Ltd ('the Applicant') to prepare and submit a full planning application and advertisement consent for a proposed development at the ground floor unit at Unit 1 and 2, The Hive, 47 Lever Street, Manchester, M1 1FN ('the site').

1.2. The site red line is shown in the accompanying plans, with the application for planning permission made to Manchester City Council ('the Council') as the requisite Local Planning Authority ('the LPA') for where the site is located.

1.3. The description of development sought by this planning submission is as follows:

'Use of passageway for outdoor seating and minor external alterations comprising of extraction grille inlet for internal extraction units of existing unit (Sui Generis) and erection of signage'

1.4. The following documents and drawing have been submitted in support of this planning application and should be read alongside this Planning Design and Access Statement:

- Planning application forms, certificates and notices, dated and signed;
- Suite of planning drawings prepared by Sondag Studios;
 - Location Plan;
 - Existing Floor Plans
 - Existing Elevations
 - Existing Building Passage Sections
 - Proposed Floor Plans
 - Proposed Elevations
 - Proposed Building Passage Sections
 - Proposed Metal Wall mounted Signage
 - Lightbox Wall Mounted Signage
 - Extraction M&E

1.5. The purpose of this Statement is to provide details about the site and the proposed development, before outlining the relevant planning policy framework at local and national

levels.

- 1.6. The proposals are then assessed against the policy context, whilst summarising the contents of the above reports, proving that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of granting planning permission at the site.
- 1.7. Overall, the compliance of the proposals with policy and the technical suitability of the site for housing the proposed development will be demonstrated throughout.

Structure of this Statement

- 1.8. This Planning Design and Access Statement is structured as follows:
 - Chapter 2, Site and Surrounding Area: explains the site composition and the local context where it is situated;
 - Chapter 3, Planning History: outlines relevant planning applications on the application site and surrounding area;
 - Chapter 4, Proposed Development: sets out details of the proposed full application being made;
 - Chapter 5, Planning Policy Framework: indicates the adopted local policies relevant to the proposed development;
 - Chapter 6, Material Considerations: sets out any material considerations to be balanced when assessing the proposed development;
 - Chapter 7, Planning Assessment: demonstrates how the proposals represent sustainable development when judged against planning policy and material considerations;
 - Chapter 8, Conclusions: summarises the contents of this Statement.

2. SITE AND SURROUNDING AREA

Site

- 2.1. The site is located on the ground floor of The Hive, 47 Lever Street and comprises of Units 1 and 2, which are situated fronting Faraday Street and Spear Street. The units are rectangular in shape. This application relates to the western Units 1 and 2 in the Hive and the internal passageway which runs centrally through the wider development.
- 2.2. The existing Unit 1 and 2 has approval for use as a wine bar, restaurant and drinking establishment (sui generis) (as in the Town and Country Planning (Use Classes) Order 1987 as amended (2021)). Both Units 1 and 2 have previously been amalgamated, with the partition wall removed in order to create one larger unit.
- 2.3. The site includes a portion of the walkway through the centre of the site to the southeast of the units.
- 2.4. The site is situated within the Stevensons Square Conservation Area, which seeks to retain the heritage and character of the area. There are no listed buildings or scheduled monuments within the site's demise.
- 2.5. A search of the Environment Agency's online flood mapping service indicates the site is within Flood Zone 1. Furthermore, a very low risk of surface water flooding is expected for the site.
- 2.6. There are no TPOs or areas of ecological importance within close vicinity of the site.

Surrounding Area

- 2.7. The site is situated in Manchester's Northern Quarter. The surrounding area comprises of mixed use development with a diverse range of commercial, leisure, residential, office and education uses.
- 2.8. To the northeast and northwest of the site are the following statutory Grade II Listed heritage assets:
 - Nos. 69-77, LEVER STREET and No. 10, Bradley Street – Grade II Listed;
 - Numbers 4, 6 and 8, and attached screen walls – Grade II Listed;
 - Castle Hotel, 66 Oldham Street – Grade II Listed.
- 2.9. The surrounding area demonstrates a variety of uses, predominantly including offices commercial uses and late-night bars, restaurants, and nightclubs. Residential uses are situated

to the upper floors and are scattered around the surrounding area.

- 2.10. In terms of public transport links, there are multiple bus stops and tram stops in the vicinity of the site served by services operated by Transport for Greater Manchester. The site is within walking distance to Piccadilly Train Station and there are bus stops directly serving the site from Lever Street.
- 2.11. Given the mixed-use character and copious opportunities present in the surrounding area, the site evidently represents a sustainable location.

3. PLANNING HISTORY

Site Planning History

- 3.1. A search of Manchester City Council's online planning applications register has yielded the following results relevant to the application site:
- 3.2. 066709/FO/CITY2/02 - Mixed use development comprising retail and office units (ground floor) with 61 residential units above, ancillary basement car parking and associated works. Withdrawn 23 March 2003.
- 3.3. 072411/FO/2004/C2 - New mixed-use development to include 75 no. apartments on upper floors, Use Class B1 (office) and Use Class A1 (shop) at ground floor and basement car parking. Withdrawn 08 November 2005.
- 3.4. 081291/FO/2006/C2 – Seven storey new building plus basement parking, incorporating retail (Class A1), financial/professional services (Class A2), restaurant/cafe (Class A3) and offices (Class B1) on ground floor and offices (Class B1) on upper floors. Approved 16 April 2007.
- 3.5. 088039/FO/2008/C2 - Erection of 7 storey building with A1 (Shop), A2 (Financial and Professional services), A3 (Restaurant/Cafe) or B1 (Business) use at ground floor and B1 (Office) use above. Approved 06 February 2009.
- 3.6. 091490/JO/2009/C2 - Variation of conditions 2, 3, 11 and 18 attached to application reference number 088039 as follows: Condition 2- to amend approved drawings; Condition 3- to amend approved materials condition in relation to ground floor doors; Condition 11- to amend opening hours from 7.30-19.30 to 00.00- 00.00 (24 hrs); Condition 18- to amend proposed material for solar shading from stainless steel to mild steel aluminium. Approved 18 December 2009.
- 3.7. 096484/FU/2011/C2 - Change of use to Wine Bar, Restaurant, Deli and venue for food and drink related classes and literary and arts related events (Sui Generis). Approved 17 August 2011.
- 3.8. 101474/FO/2013/C2 – Extension of existing Wine Bar, Restaurant, Deli and venue for food and drink related classes and literary and arts related events. (Sui Generis) granted under application 096484 into adjacent unit. Approved 27 March 2013.
- 3.9. The previous planning permission granted under application 096484/FU/2011/C2 and the later extension under 101474/FO/2013/C2 demonstrates that the amalgamated Units 1 and 2 have permission for use as a wine bar, restaurant and drinking establishment (sui generis). The site's

planning history demonstrates that previous applications to alter the units at the Hive have previously been approved and as such the principle of further alterations should be acceptable in order to facilitate the operations of the prospective occupier.

Surrounding Planning History

- 3.10. F03040 - Construction of bridge over Bradley Street linking 2 warehouses. 32/40 Spear Street & 47/61 Lever Street. Approved 21 November 1975.
- 3.11. 018220 - Construction of a car park after demolition of existing warehouse and office. Land bounded by, Lever Street, Spear Street, Warwick Street, & Faraday Street. Approved 01 December 1982.
- 3.12. 091866/FU/2009/C2 – Change of use of 3rd floor from office use (Class B1) to office use (Class B1) or training facility (Class D1) dual use. The Hive Lever Street. Approved 20 December 2009.
- 3.13. 111840/AO/2016/C2 - Erection of 3 projecting number signs to Lever Street and alteration of existing sign within the arcade. The Hive 41-51 Lever Street. Approved 06 June 2016.
- 3.14. 134112/AO/2022 - Works to existing projecting signs, painting of individual letter signs on the elevations and installation of individual letter signs. 51 Lever Street. Approved 05 October 2022.
- 3.15. 139604/FO/2024 – Replacement of Windows. The Hive 47 - 51 Lever Street. Approved 07 June 2024.
- 3.16. 143714/FO/2025 - External alterations to building facade. The Hive 47 - 51 Lever Street. Awaiting Decision.
- 3.17. The surrounding planning history demonstrates that the wider Hive site has a complex background, with several applications to change the use of units within the development previously approved by Manchester City Council. The planning history also includes various applications for signage and advertisement consents at the site and in the direct surrounding area which have been approved by the LPA.
- 3.18. There are several other applications at The Hive and in the immediate surrounding area which are within the Stevenson Square Conservation Area which include the erection of signage and minor external alterations. These have all been approved and therefore the principle of the proposed development should similarly be supported.
- 3.19. Therefore, the principle of the change of use of the unit, and some minor external alterations and advertisements should be considered favourably by Manchester City Council.

4. PROPOSED DEVELOPMENT

- 4.1. This section should be read together with the accompanying drawing pack prepared by Sunday Studios.

Use

- 4.2. This application relates to the ground floor unit (1 and 2) at the northwestern extent of The Hive. The associated works include an internal fit out of the existing unit to facilitate the operations of the new occupier and use of the external passageway for seating.
- 4.3. The works also include the erection of signage on the external elevations of the building.
- 4.4. No changes are proposed to the use of the units.
- 4.5. The proposed description of development is as follows:

'Use of passageway for outdoor seating and minor external alterations comprising of extraction grille inlet for internal extraction units of existing unit (Sui Generis) and erection of signage'

Amount

- 4.6. The proposed development seeks to carry out internal works to the existing unit including the installation of extraction units for the kitchen. To facilitate the works alterations to the external of the building are required in the form of a concealed extraction grille inlet on the Faraday Street elevation.
- 4.7. The proposal also includes the use of the passageway for seating in connection with the existing use. The external seating area is presented in the accompanying drawing pack.
- 4.8. Other works include the erection of signage and lighting, as presented on the accompanying plans. The works comprise of minor changes to the existing unit in order to facilitate the operation of the prospective occupier.

Scale

- 4.9. The scale of the proposed works are minor and only comprise of minor external alterations and internal fit out.
- 4.10. There are no changes proposed to the scale of the existing building.

Design & Appearance

- 4.11. The proposed development proposes minor external changes, the most noticeable being the erection of signage and use of a section of the passageway for outdoor seating.
- 4.12. The proposal includes the following signage and lighting:
- Proposed wall mounted signage with internal lighting. Finish - White external box with black text 'Dahlia'. Illuminance level 200cdm. Signage size: 900mm (H) X 300mm (W) X 325mm (D). Maximum projection 300mm.
 - Proposed all mounted signage with back lighting. Finish: 5mm brushed stainless steel with CNC cut-out lettering. Signage Size: 900mm (W) x 210mm (D) x 5mm (H). Maximum projection 201mm.
 - Proposed (LF-01) external wall light. Fairburn outdoor wall light (Supplier – The Wall Lighting Co.). Finish: Antique silver. Material: brass / steel. Size: 470mm (H) x 240mm (W). Maximum projection 560mm. Bulb type: LED E27 / 2700K warm white.
 - Proposed suspended 6x neon lettering signage reading 'd a h l i a'. Finish: red neon led tube. Signage size: 800mm (H) x 690mm (max. w) x 50mm (D). Illuminance level: 200cdm. Suspension height: ffl+5210mm (to base of lettering). Lumens / wattage to be confirmed by specialist manufacturer.
 - Proposed festoon lighting overhead in passageway. Maximum suspension height: 3860mm. Minimum suspension height: 3050mm. Bulb type: led g50 / 2700k warm white with opal diffuser. Bulb spacing: 50cm. Cable colour: black.
- 4.13. The submitted plans of the signage show the location of all signage, advertisement and lighting included as part of this planning application and advertisement consent.

Access

- 4.14. No alterations are proposed to the access to the existing unit.
- 4.15. The proposals will utilise the existing access points from the passageway which is accessed off Faraday Street. No changes are proposed to the servicing access points off Spear Street.

5. PLANNING POLICY FRAMEWORK

- 5.1. Paragraph 47 of the National planning Policy Framework requires (in accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004) and Section 70(2) of the Town and Country Planning Act 1990, that planning application must be determined in accordance with the development plan unless material considerations indicate otherwise.

Adopted Development Plan

- 5.2. The adopted local plan for Manchester consists of the following documentation:
- Places for Everyone (PfE) plan that was adopted by Manchester, alongside the other participating members of the Greater Manchester Combined Authority, on 21 March 2024.
 - Core Strategy that was adopted by the Council in July 2012. As the Core Strategy predates the most recent National Planning Policy Framework (NPPF) of December 2023, the Core Strategy policies will be afforded due weight in accordance with their consistency with those contained in the NPPF.
 - The Core Strategy supersedes significant elements of the Unitary Development Plan (UDP). There are still some extant UDP Policies which set out guidelines for development in Manchester and form part of the Development Plan. The Unitary Development Plan for the City of Manchester (the UDP) was adopted by the Council on 21 July 1995.
- 5.3. On the adopted Policies Maps, the site has the following designations:

Core Strategy (2012)

- Regional Centre (Policy EC3)
- City Centre Development Strategy (Policies CC1 – CC10)

Places for Everyone (2024)

- Air Quality Management Areas (Policy JP-S5)

- 5.4. The following PfE policies are relevant to the consideration of the proposals:

- Policy JP-Strat1: Core Growth Area
- Policy JP-Strat2: City Centre

- Policy JP-S1: Sustainable Development
- Policy JP-J1: Supporting Long-Term Economic Growth
- Policy JP-P1: Sustainable Places
- Policy JP-P3: Cultural Facilities
- Policy JP-P4: New Retail and Leisure Uses in Town Centres

5.5. The following Core Strategy Policies are also relevant to the consideration of the proposals:

- Policy SP1: Spatial Principles
- Policy CC4: Visitors: Tourism, Culture and Leisure
- Policy CC7: Mixed Use Development
- Policy CC10: A Place for Everyone
- Policy C10: Leisure and the Evening Economy
- Policy T2: Accessible Areas of Opportunity and Need
- Policy EN1: Design Principles and Strategic Character Areas
- Policy EN3: Heritage
- Policy DM1: Development Management

5.6. The following Policies in the Unitary Development Plan are relevant to the consideration of the proposals.

- Policy DC10: Food and Drink Uses
- Policy DC26: Development and Noise

5.7. The Greater Manchester Joint Minerals Plan (adopted April 2013) also forms part of the statutory development plan for Manchester; however, is not relevant in this instance.

6. MATERIAL CONSIDERATIONS

6.1. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004) and Section 70(2) of the Town and Countr Planning Act 1990, planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

6.2. The following represent material considerations to be balanced in consideration of the proposed development.

National Planning Policy Framework (December 2024)

6.3. At a national level, planning policy and guidance is contained in the National Planning Policy Framework (NPPF). The updated NPPF (December 2024), sets out the Government's vision for future growth. The NPPF must be considered in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

6.4. The NPPF acknowledges that planning policies and decisions should play an active role in guiding development towards sustainable development solutions, but in doing so, should take local circumstances into account, to reflect the character needs and opportunities of each area.

6.5. Paragraph 8 states that there are three dimensions to sustainable development: economic, social and environmental and, as set out in paragraph 9, these provide broad objectives to be delivered through planning decisions.

6.6. At the heart of the NPPF is a presumption in favour of sustainable development as set out in paragraph 11. This means that local planning authorities should 'approve development proposals that accord with the development plan without delay and where the development plan is absent, silent or relevant policies are out-of-date, grant permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits'.

6.7. Paragraph 39 advises that LPAs should approach decisions on proposed development in a positive and creative way and seek to approve applications for sustainable development where possible.

6.8. Paragraph 48 states that, "Planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing."

6.9. Paragraph 85 states "Planning policies and decisions should help create the conditions in which

businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”

- 6.10. Chapter 7 supports the role that town centres play at the heart of local communities by taking a positive approach to their growth, management and adaptation. Paragraph 90 states, inter alia “Planning policies should: define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters”.
- 6.11. Paragraph 96 states, “Planning Policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other and are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion”.
- 6.12. Paragraph 131 states that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.”
- 6.13. Paragraph 135 seeks developments that function well and add to the overall quality of the area, are visually attractive as a result of good architecture and are sympathetic to local character, history and the surrounding built environment.
- 6.14. Paragraph 141 states that the advertisements should be subject to control only in the interests of amenity and public safety.
- 6.15. Chapter 16 considers the conservation and enhancement of the historic environment. Paragraph 207 requires applicants to describe the significance of a heritage asset. Paragraph 212 gives great weight to the assets conservation.

Other Material Considerations

- 6.16. Supplementary Planning Documents (SPD) provide detailed guidance on specific sites and topic areas to supplement the formal policies of the statutory development plan. The following Supplementary Planning Documents are considered relevant to the proposed development:
- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007);
 - Shopfront and Signage Design Guide.

7. PLANNING ASSESSMENT

7.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan, unless material considerations indicate otherwise.

7.2. The key planning issues are considered in turn below.

Principle of Development

7.3. This planning application comprises of changes to the existing elevations including the insertion of an inlet grille to accommodate the internal extraction units and the erection of signage and lighting. The application also includes the use of the internal passageway in The Hive for seating in connection with the permitted use of Units 1 and 2.

7.4. The PfE Joint Development Plan identifies Manchester City Centre as the core focus for economic development. Policy JP-Strat1 (Core Growth Area) sets out that the economic role of the Core Growth Area (including the City Centre and Salford Quays to Port Salford) will be enhanced. Policy JP-Strat2 (City Centre) states that the City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester.

7.5. The proposed development supports the growth and important economic function of Manchester City Centre. The proposals outlined in the PfE Joint Development Plan support development that contributes towards the sustainable economic growth of the City Centre.

7.6. The existing unit is currently vacant and the proposed changes will ensure the unit can become occupied and contribute towards the economic activity associated with the City Centre for the long term. The proposal will allow the unit to be equipped with the required apparatus so the unit can be used as a restaurant in the long term.

7.7. The proposal will facilitate the provision of jobs in the City Centre for workers at the prospective restaurant/bar and will also encourage spending both at the site and at other evening venues in the vicinity.

7.8. Policy C10 of the Core Strategy supports new development that contributes to the vitality of district centres and supports a balanced and socially inclusive evening / night-time economy. Policy C10 states that new development that supports the evening economy will be permitted subject to the following considerations:

1. Cumulative Impact

2. Residential amenity

3. Balance

- 7.9. The proposed development will support the City Centre's offer of leisure venues and the evening economy by facilitating the occupation of the unit. The development does not introduce a new use to the area the site already has permitted use as a restaurant/wine bar. This development does not include the change of use of the unit, but does include the use of an element of the passageway for outdoor seating in connection with the prospective occupier of Units 1 and 2.
- 7.10. The site is not identified as an area which suffers from the cumulative impacts of night-time uses and the proposal does not introduce a new (formerly) A4 or A5 use to the site. In accordance with Criterion 1 of Policy C10 there is no reason for a presumption against the use of the outdoor passageway for seating in association with Units 1 and 2 The Hive.
- 7.11. Criterion 2 relates to residential amenity and requires any proposed use to not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance. The proposed development does not introduce a new use to the site and only comprises of minor internal alterations. Due to the nature of the proposals, it is not considered that they are of a scale which would cause an impact on residential amenity.
- 7.12. In addition, since the proposals do not propose a new use at the site, Criterion 3 of Policy C10 is not relevant in this instance. Taken together, in accordance with Policy C10 the proposal will allow the site to continue to contribute towards the vitality of the City Centre and supports a balanced and socially inclusive evening economy.
- 7.13. From a review of the surrounding uses, it is evident that the only sensitive use in proximity to the site would be residential uses which are scattered throughout the Northern Quarter above ground floor level. The proposed signage is downlit and appropriately located so not to cause light spill into any nearby residential properties.
- 7.14. The other changes to the uses are entirely internal and therefore will not have any bearing on the amenity enjoyed by any residential properties in the locality.
- 7.15. Therefore, it is considered that the proposals would have no conflicts with the surrounding land uses and other evening leisure activities in vicinity of the site. It is clear that Local Planning Policy supports the principle of the proposed development in this location of Manchester City Centre.

Design and Heritage

- 7.16. Paragraph 131 of the NPPF seeks to high quality, beautiful and sustainable places and paragraph 135 seeks developments that function well and add to the overall quality of the area, are visually attractive as a result of good architecture and are sympathetic to local character, history and the surrounding built environment.
- 7.17. The proposed development is generally limited to an internal fit out of the existing unit comprising of the installation of extraction units for the kitchens. The only external changes include the insertion of an extraction grille inlet on the Faraday Street elevation of the building and the erection of signage around the unit.
- 7.18. In accordance with the Shopfront and Signage Design Guide SPD, the extraction grille inlet is proposed on the side elevation of the building and will be concealed by existing detailing on the building elevation. The guidance states:
- ‘The addition of new ventilation grilles and mechanical ventilation equipment to shopfronts would not be supported where there are opportunities to accommodate these services and interventions elsewhere (i.e. to rear elevation, to roof).’*
- 7.19. In this context, ventilation grilles will not have any bearing on the design or appearance of the existing building, and are situated to the rear elevation. As such, there will be no changes to the character and appearance of the conservation area in terms of the proposed extraction grille inlet.
- 7.20. The changes to the building are considered to be minor and will have limited affect on the overall appearance of The Hive. The Shopfront and Signage Design Guide SPD sets out best practice guidance for the design of shopfronts and signage across Manchester. Core Strategy Policy CC9 (Design and Heritage) requires the design of buildings to be of the highest standard in terms of appearance and any new development in the City Centre to preserve and enhance designated heritage assets (including listed buildings and conservation areas).
- 7.21. The development is located within the Stevensons Square Conservation Area. The area is characterised by a mix of uses and there are three listed buildings within the Conservation Area boundary that are in proximity to the site. These are as follows:
- Nos. 69-77, LEVER STREET and No. 10, Bradley Street – Grade II Listed;
 - Numbers 4, 6 and 8, and attached screen walls – Grade II Listed;
 - Castle Hotel, 66 Oldham Street – Grade II Listed.
- 7.22. All of the heritage assets set out above are considered sufficient distance away from the

proposals to have no bearing on the significance of the three assets. The main consideration will be the potential impact on signage on the character of the Stevenson Square Conservation Area.

- 7.23. In accordance with the Shopfront and Signage Design Guide SPD, the design, detailing and quality of the signage is subtle and in keeping with the character of the surrounding area, and will preserve or enhance the building within the context of the area where they are located.
- 7.24. Details of the proposed signage and lighting are presented in the accompanying drawing pack and set out in Section 4 of this Statement.
- 7.25. The proposed signage incorporates a lightbox design which will align with the base of all wall signage applied to the building. The Depth of signage will also align with the depth of existing concrete columns to ensure the signage is not unduly prominent.
- 7.26. Signage and lighting on existing buildings must be accommodated with due consideration to their appearance, design and architectural features, and without undue harm. It is considered that the signage and lighting details are considerate to the surrounding built environment and will not cause harm to or be unduly prominent. The proposals are entirely sensitive and in-keeping with the character of the Stevenson Square Conservation Area.
- 7.27. Therefore, there will be negligible effect on the character of the Conservation Area as a result of the change of use. The proposals are considered to be in accordance with Policy EN3 (Heritage) and Policy DM1 (Development Management) of the Core Strategy.
- 7.28. The proposals will ensure the long-term occupation of a vacant unit at The Hive. The UDP, Core Strategy and Places for Everyone Joint Development Plan support development of this nature in this location of Manchester City Centre. Therefore, there are no reasons with regard to design, appearance or heritage.

8. CONCLUSIONS

8.1. This Planning Design and Access Statement has been prepared by Broadgrove Planning and Development Limited ('Broadgrove') on behalf of our client, Want Hospitality Ltd ('the Applicant'), to support a full planning application made at Unit 1 and 2, The Hive, 47 Lever Street, Manchester, M1 1FN ('the site').

8.2. This application seeks full planning permission and advertisement consent for the following description of development:

'Use of passageway for outdoor seating and minor external alterations comprising of extraction grille inlet for internal extraction units of existing unit (Sui Generis) and erection of signage'

8.3. This Planning, Design and Access Statement has demonstrated that the proposed development is acceptable and in-keeping with the character of the Conservation Area and is compatible with the surrounding mix of uses. In addition, it has been demonstrated that there will be no unacceptable impacts to neighbouring amenity or the operation of other uses in proximity to the site.

8.4. The grant of planning permission will facilitate the long-term occupation of the existing unit, so it can continue to contribute positively to the leisure offer and the evening economy in this area of Manchester City Centre.

8.5. There are no other technical reasons arising from the proposal that should prevent the granting of planning permission.

8.6. Overall, the information submitted to the Local Planning Authority shows that the proposed development complies with policies at a local and national level and therefore constitutes sustainable development as defined at the heart of the National Planning Policy Framework. We respectfully request that planning permission is granted without delay.

8.7. Should there be any queries relating to this Statement or the wider planning submission, please contact Broadgrove Planning and Development (via Michael Parham mp@broadgrove.co.uk) at your earliest convenience.

Broadgrove

PLANNING & DEVELOPMENT LTD

