



22 Little Lever Street, Manchester, M1 1HR

Full planning application for proposed change of use to Bar (Sui Generis) with minor associated internal works

Planning and Heritage Statement

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Peacock + Smith Limited
53 King Street
Manchester
M2 4LQ

T: 0161 359 4309
E: manchester@peacockandsmith.co.uk

Contents

1. Introduction	3
2. Site Description and Planning History	4
3. Proposed Development	7
4. Planning Policy Context	8
5. Heritage Assessment	25
6. Planning Assessment	33
7. Benefits of the Proposed Development	33
8. Summary and Conclusion	48

Prepared and Approved by: Steve Buckley

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1. Introduction

1.1 This Statement is prepared by Peacock + Smith in support of a full planning application for the change of use to Bar (Sui Generis) at 22 Little Lever Street, Manchester. It has been submitted on behalf of the applicant, Northern Hospitality (Mcr) Ltd.

1.2 At present, the building is vacant, formerly in use as an office development. The proposal seeks to change the use of the basement, ground floor and first floor to a Bar, retaining use of the second (top) floor for office use associated with the proposed Bar and neighbouring properties.

Purpose and Structure of Report

1.3 The report seeks to address all relevant planning considerations prior to drawing conclusions as to the merits of the application.

1.4 The remainder of this report is structured as follows:

- **Section 2:** describes the site and considers any planning history;
- **Section 3:** describes the proposed development;
- **Section 4:** positions the proposals in the context of planning policy;
- **Section 5:** considers the Heritage issues arising from the planning application;
- **Section 6:** considers the key planning issues in the context of the relevant planning policy and analyses the planning considerations relevant to the proposal;
- **Section 7:** outlines the benefits of the proposal; and
- **Section 8:** provides a summary and conclusions, taking account of the planning balance

1.5 This Statement should be read in conjunction with the relevant supporting documents which form the basis of the planning application.

2. Site Description and Planning History

- 2.1 The purpose of this section is to describe the application site and its context and explain the planning history of the site.

Site Description and Local Context

- 2.2 The site is located off Stevenson Square, a popular nightlife space within Manchester City Centre's Northern Quarter. The site is shown in **Figure 1** below. It extends to approximately 0.36 hectares.

Figure 1: Site Location



- 2.3 The site comprises all the existing 22 Lever Street building, a roughly square building at the corner of Little Lever Street and Bradley's Court. The primary pedestrian access is to the westernmost corner of the building onto Little Lever Street, with an additional basement hatch door onto Bradley's Court for the purpose of loading and service.
- 2.4 The immediate context is characterised predominantly by ground-floor nightlife and retail, with upper floors providing a mixture of expanded nightlife, office space and residential apartments. The site is bounded to the northeast and east by the Greater Manchester Police Museum and The Cow Hollow Hotel respectively beyond Bradley's Court, bounded immediately from

southeast to southwest by Hilton House, containing a mixture of ground floor retail and upper floor residential apartments, and to the west and northwest by Hula and The Fitzgerald bars respectively beyond Little Lever Street.

- 2.5 The site is currently occupied by a three-storey building with basement, currently vacant, though most recently used as a single-occupancy office throughout.
- 2.6 The surrounding context is of the City Centre, contained within the Northern Quarter, known for its alternative, independent and creative culture offer. More specifically, the Stevenston Square area is further known for its creative and nightlife offer including a variety of pubs, bars and other public venues. The premises surrounding the site are permitted to open regularly as late as 01:30 Sunday-Wednesday, reaching as late as 04:30 on Fridays and Saturdays, with trading licences exceeding this in some instances.
- 2.7 There are public footpaths as part of the highway network on the northeast and northwest boundaries of the site, on Bradley's Court and Little Lever Street respectively.
- 2.8 There are no watercourses running on or near the site. The site is entirely located within Flood Zone 1 and there is no risk of surface water flooding.
- 2.9 The site is located within the Stevenson Square Conservation Area. The nearest Listed Building is the Grade II listed Former Newton Street Police Station, opposite Bradley's Court. This proposal is not considered to have any significant impact on the proposal as the minor nature of any external works and the location of the main entrance on Little Lever Street directing the majority of activity away from this building.
- 2.10 There is an abundance of facilities within a short walk of the site on account of being within the City Centre.
- 2.11 The site benefits from excellent connectivity across multiple modes of transport. These include:
- Lever Street/Faraday Street bus stop, an approximate 2-minute walk from the site, providing frequent services towards Oldham and Tameside;
 - Various bus stops at Piccadilly and Piccadilly Gardens, an approximate 5-minute walk from the site, operating frequent services and connections including night services to local stops across the city-region;
 - Piccadilly Gardens and Market Street Metrolink tram stops, an approximate 6-minute walk from the site, providing frequent services and connections across the city-region until midnight Sunday-Thursday and until 01:00 Friday and Saturday;

- Frequent trains to regional and national destinations from Manchester Piccadilly and Victoria Stations, an approximate 9- to 13-minute walk respectively, until approximately 01:30; and
- Taxi ranks at a less than 2-minute walk from the site on Hilton Street and Little Lever Street, operational throughout the night.

2.12 In summary, the application site is in a highly sustainable location in Manchester City Centre. The site is within the Northern Quarter, known widely for its nightlife and alternative culture. The site benefits from excellent accessibility which extends into the night and is well-located within a plethora of further facilities and entertainment opportunities.

Relevant Planning History

2.13 In order to fully understand the development context of the site in the preparation of this planning application, a full planning history search of the site, using publicly available sources, has been undertaken. The relevant applications found include:

- **043505/FU/CITY2/93** – External alterations to the Little Lever Street elevation. – **Refused 01 July 1993**
- **042373** – Change of use from offices to showroom with external alterations to entrance door and the existing hoist slot. – **Approved 26 November 1992**
- **023388** – Change of use to offices – **Approved 28 December 1984**

2.14 The permission granting its current use and any associated alterations are not available on the planning portal. It is assumed that these permissions exist and were granted.

Key Summary

2.15 The application site is a three-storey building with basement on Little Lever Street, off Stevenson Square. It is located within the Stevenson Square Conservation Area. The area is characterised by a range of city centre uses including predominantly nightlife and retail at ground level. It is located in a highly sustainable location in good proximity to public transport, pedestrian and road connections to various other destinations within and outside of the city.

3. Proposed Development

- 3.1 This section provides an overview of the proposed development.

Northern Hospitality (MCR) Ltd

- 3.2 This application is submitted on behalf of Northern Hospitality (MCR) Ltd. The limited company currently operate four venues in the Northern Quarter, including the nearby Hula Tiki Bar, The Fitzgerald and Quarter House. The company has been operating the three premises responsibly since 2018, in addition to an ice cream shop, all in the southeastern corner of Stevenson Square.
- 3.3 The proposed bar would be managed and operated in a similar manner, with the intention of the top floor of the building being retained as an office in association with the operation of their premises nearby.

Proposed change of use

- 3.4 This application proposes the change of use of the building, including the use of the basement, ground floor and first floor as a Bar (Sui Generis), while the second (top) floor is to be retained for office use in association with the proposed bar and other premises operated by the company, as described above.
- 3.5 There are no major external works proposed, and no food is currently intended to be sold from the premises. Minor internal works are proposed which will enable the safe and standard functioning of the premises, as detailed in the plans submitted alongside the application. Such works are minor internal works which will facilitate customer toilets in the basement and other similar minor works.

Key summary

- 3.7 The application proposes the change of use of the currently vacant office building into a Bar (Sui Generis) across the basement, ground and first floor, with the retention of office use on the top floor associated with the operation of the proposed bar and the applicant's other properties in the immediate area. The application does not propose any external works, with some minor internal works proposed to renovate the building suitably for the proposed use.

4. Planning Policy Context

- 4.1 This section outlines the relevant national, strategic and local planning policies against which the proposals will fall to be considered.
- 4.2 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act require that planning decisions should be taken in accordance with the development plan unless material considerations indicate otherwise.

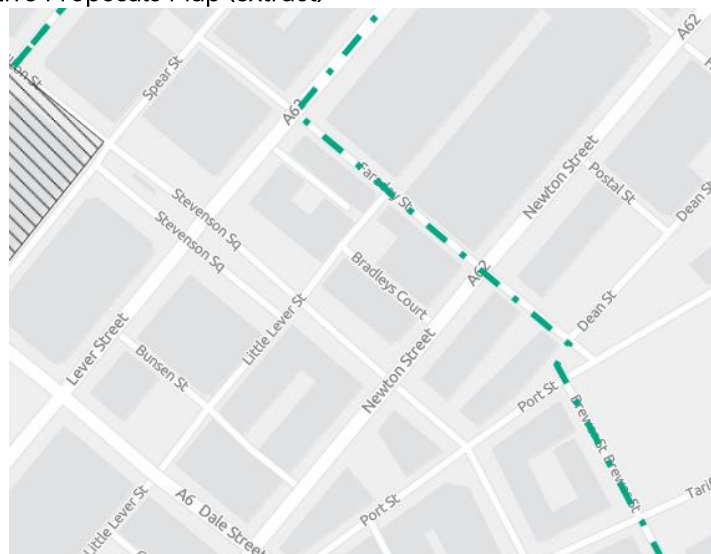
The Statutory Development Plan

- 4.3 The Local Development Framework for Manchester consists of:
- Places for Everyone Joint Development Plan (Adopted March 2024);
 - Core Strategy (Adopted July 2012); and
 - Extant Unitary Development Plan Policies (Adopted July 1995).
- 4.4 Material policy considerations include any emerging local plan document, the National Planning Policy Framework (December 2024) which is supported by the Planning Practice Guidance (PPG) (as updated), and the National Design Guide (October 2019, as updated January 2021). Other local material considerations would include any relevant Supplementary Planning Documents (SPDs) and any emerging neighbourhood plan.

Development Plan

- 4.5 An extract from the Interactive Proposals Map is provided in **Figure 2** below:

Figure 2: Interactive Proposals Map (extract)



- 4.6 The Policies map reflects the spatial designations within the Core Strategy and saved Unitary Development Plan (UDP) policies, as well as allocations contained within the Places for Everyone joint plan.
- 4.7 The proposal site is within three spatial designations:
- Stevenson Square Conservation Area;
 - City Centre, where Core Strategy policies CC1-CC10 (composing the 'Manchester City Centre – Primary Economic Focus' subsection) apply; and
 - The Regional Centre, where Core Strategy policy EC3 ('The Regional Centre') applies.
- 4.8 Taking account of the Interactive Proposals Map and the Development Plan as a whole, it is considered that the following planning policies are relevant in determining the application.

Places for Everyone Joint Development Plan (Adopted March 2024)

- 4.9 The Places for Everyone Joint Development Plan (PFE) sets out a spatial development framework for nine Greater Manchester boroughs with a focus on jobs, new homes and sustainable growth. It also sets out Development Management policies for use in the consideration of development proposals. The following policies are considered relevant to this development proposal:
- 4.10 **Policy JP-Strat1 – Core Growth Area** – sets out that the economic role of the Core Growth Area will be protected and enhanced, with sustainable development supporting major growth in the number of jobs provided across the area providing opportunities to create jobs for local communities.
- 4.11 **Policy JP-Strat2 – City Centre** – sets out that the role of the City Centre as the most significant economic location in the country outside of London will be strengthened considerably, including through: continuing to provide the primary focus for leisure, culture and tourism activity; taking advantage of the extensive public transport offer; delivering a broad range of commercial offer; and with new functions delivered in a way that complements non-residential functions seeking to protect and enhance the city centre's historic environment and assets.
- 4.12 **Policy JP-S1 – Sustainable Development** – sets out that development should aim to maximise its economic, social and environmental benefits while minimising adverse impacts and seeking net gains across each of the different objectives, including making as much use as possible of suitable vacant buildings to meet development needs.

- 4.13 **Policy JP-J1 – Supporting Long-Term Economic Growth** – sets out that in terms of economic growth, there will be an emphasis on: Maintaining a high level of economic diversity across the boroughs; and maximising the potential of the key growth locations set out in JP-Strat1 to JP-Strat12 to deliver inclusive growth across the sub-region by ensuring that employment growth opportunities are well-connected.
- 4.14 **Policy JP-P1 – Sustainable Places** – sets out general strategy for liveability and placemaking, including that development should be distinctive with a clear identity which responds to its locality, visually stimulating, socially inclusive, resilient, adaptable, durable, resource-efficient, safe, functional and convenient, legible, accessible and comfortable, being well-maintained and of high-quality design with good accessibility and connectivity.
- 4.15 **Policy JP-P2 – Heritage** – sets out that the historic environment and heritage assets should be proactively conserved sustained and enhanced, including that proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.
- 4.16 **Policy JP-P3 – Cultural Facilities** – sets out that the councils will proactively develop and support cultural businesses and attractions in their cities and towns through a range of measures, including maximising opportunities for redundant heritage assets and the role they can play in economic and social well-being.
- 4.17 **Policy JP-P4 – New Retail and Leisure Uses in Town Centres** – sets out the hierarchy of centres for retail and leisure uses, with the City Centre at the top of the hierarchy.
- 4.18 **Policy JP-C1 – An Integrated Network** – sets out how the councils will provide world-class connectivity, including through delivering a pattern of development that minimises the need to travel, and distance travelled by unsustainable modes, as well as locating and designing development to deliver an increase in the proportion of trips made by walking, cycling and public transport.
- 4.19 **Policy JP-C8 – Transport Requirements of New Developments** – sets out general strategy for transport in new developments which encourage walking, cycling and public transport use and reduce the negative effects of car dependency, through a range of measures covering connectivity and permeability, design, public transport, parking infrastructure, access and servicing, construction management and transport assessments.

4.20 **Policy JP-D1 – Infrastructure Implementation** – sets out how necessary infrastructure will be provided, including ensuring that development does not lead to capacity or reliability problems in the surrounding area.

4.21 **Policy JP-D2 – Developer Contributions** – sets out that relevant developer contributions will be sought as necessary through the relevant planning and legal obligations and agreements.

Core Strategy (Adopted July 2012)

4.22 The Core Strategy is the key document in Manchester’s Local Development Framework outlining the council’s vision for Manchester in 2027 and the policies intended to deliver it. The plan provides strategic spatial and development management policies for the city.

4.23 After the adoption of PfE in March 2024, the strategy was updated with an addendum, which describes which parts of policy are replaced by which PfE policies.

4.24 The most relevant policies to this development application are:

4.25 **Policy SP1 – Spatial Principles** – sets out the general spatial principles for development across the borough, including that the Regional Centre will be the focus of economic and commercial development, retail, leisure and cultural activity, alongside high quality city living.

4.26 **Policy EC2 – Existing Employment Space** – sets out that the council will seek to retain employment spaces unless it is demonstrated that:

- *The existing use is un-viable in terms of business operations, building age and format;*
- *The existing use is incompatible with adjacent uses;*
- *The existing use is unsuitable for employment having regard to the Manchester-Salford-Trafford SFRA; or*
- *On balance, proposals are able to offer greater benefits in terms of the Core Strategy’s vision and spatial objectives than the existing use.*

4.27 **Policy EC3 – The Regional Centre** – sets out general strategy for uses in the Regional Centre, including that it is appropriate for large scale leisure uses, for which City Centre sites are unsuitable.

4.28 **Policy CC4 – Visitors – Tourism, Culture and Leisure** – sets out that the City Centre will be the focus for culture and leisure in the City Region.

- 4.29 **Policy CC5 – Transport** – sets out that the council will seek to ensure that development includes adequate provision for parking of cars and bicycles, based on the parking standards in Appendix B of the Core Strategy.
- 4.30 **Policy CC7 – Mixed Use Development** – sets out that the City Centre presents the most viable opportunities for mixed-use development, expecting that a range of uses should be considered for all sites including that active ground floor uses such as shops, food and drink and leisure will be appropriate in locations which have an established public function.
- 4.31 **Policy CC9 – Design and Heritage** – sets out that development should preserve and enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.
- 4.32 **Policy C1 – Centre Hierarchy** – sets out the hierarchy for centres in the borough, with Manchester City Centre at the highest preference for retail, commerce, culture, leisure and tourism.
- 4.33 **Policy C10 – Leisure and the Evening Economy** – sets out that 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, subject to the following considerations:

- 1) Cumulative impact – in areas where there is already a concentration of bars, hot food takeaways and other night-time uses which are detrimental to the character of vitality and viability of the centre, there will be a presumption against further facilities.*
- 2) Residential amenity – the proposed use should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance.*
- 3) Balance – new uses in Manchester centres should support both the day-time and evening/night-time economies whilst not undermining the role of the primary shopping area.*

When considering the impact of a proposed bar, regard will also be had for factors relating to the number of similar establishments in the area, type characteristics of other uses, existence of vacant shop units, importance of the location for local shopping,

- 4.34 **Policy T2 – Accessible areas of opportunity and need** – sets out to actively manage the pattern of new development, the city will ensure that development: is located with good access to the city's main economic drivers including the regional centre and national connections; is easily

accessible by walking, cycling and public transport to a range of uses; and that within the City Centre, the level of car parking will reflect the highly accessible nature of the location.

- 4.35 **Policy EN1 – Design Principles and Strategic Character Areas** – sets out that development will be expected to follow the seven principles of urban design as identified in national planning guidance of Character, Continuity and enclosure, Quality of the public realm, Ease of movement, Legibility, Adaptability and Diversity, also describing the character areas of which the development falls within the City Centre Primary Area.
- 4.36 **Policy EN3 – Heritage** – sets out that the city will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods including those of the City Centre, with new developments expected to preserve or, where possible enhance the historic environment and associated character, supporting the reuse of heritage assets where they are considered consistent with its significance.
- 4.37 **Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development** – sets out that all development must follow the principle of the Energy Hierarchy, improving energy efficiency where possible in new development and retrofit projects with the use materials with low embodied carbon.
- 4.38 **Policy EN5 – Strategic Areas of low and zero carbon decentralised energy infrastructure** – sets out that within certain areas including the Regional Centre, new development, regeneration and retrofit projects will be expected to take place in the context of more detailed proposals for decentralised low and zero carbon energy infrastructure.
- 4.39 **Policy EN6 – Target Framework for CO2 reductions from low or zero carbon energy supplies** – sets out that applications for all development over 1,000sq m will be expected to meet targets for domestic CO2 reductions in accordance with table 12.2 in the Core Strategy.
- 4.40 **Policy PA1 – Developer contributions** – sets out that where needs arise as a result of development, the council will secure planning obligations as necessary across the relevant contributions on a site-by-site basis.
- 4.41 **Policy DM1 – Development Management** – sets out the issues which all development should have regard for covering various material considerations.

Extant Unitary Development Plan policies (Adopted July 1995)

- 4.42 The Unitary Development Plan (UDP) was adopted in July 1995 and sets out guidelines for all development in Manchester, and a framework to base development management decisions. The document is in two parts, covering city-wide strategic policies in part one and area-specific and development management policies in part two.
- 4.43 Much of the UDP was replaced with the adoption of the Core Strategy in 2012, with extant policies which are still considered for development applications listed. These do not appear to have been revised with regard to the adoption of PfE in 2024. Regardless, the following extant policies are considered relevant:
- 4.44 **Policy DC10 – Food and Drink Uses** – sets out policy relevant to applications involving the sale of food or drink for consumption on or off the premises. The following sub-paragraphs are relevant to this proposal:
- **DC10.1** – proposals should have regard to: the general location of the proposed development; the effect on the amenity of neighbouring residents; the availability of safe and convenient arrangements for car parking and servicing; ease of access for all, including disabled people; and the storage and collection of refuse and litter.
 - **DC10.2** – the council will normally accept the principle of developments of this kind in circumstances including in the City Centre
 - **DC10.3** – development will not normally be permitted where: it is proposed outside the general locations mentioned above, or; there is a house or flat on the ground floor next to the proposed business, or only separated from it by a narrow street or alleyway.
 - **DC10.4** – where, having regard to the preceding policies, the council considers the proposal to be acceptable in principle, conditions may be imposed in order to protect the amenity of nearby residents, which may include limitations on the hours of opening and the need to deal satisfactorily with noise, fumes, smells, the storage of refuse and the collection of litter.
- 4.45 **Policy DC18.1 – Conservation Areas** – sets out how the council will consider development proposals within Conservation Areas, including that it will seek to preserve and enhance the character of its designated Conservation Areas.

4.46 **Policy DC26 – Development and Noise** – sets out policy relevant to noise impacts. The following sub-paragraphs are relevant to this proposal:

- **DC26.1** – to reduce the impact of noise on people living and working in, or visiting, the City, the council will consider both the effect of new development proposals likely to be generators of noise, and the implications of new development being exposed to existing noise sources which are effectively outside planning control.
- **DC26.5** – the council will reduce noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.
- **DC26.6** – exceptions to the general policy will be considered on their merits, considered in light of consultation and the practicability of appropriate conditions on any approval.

Material Considerations

4.47 The material considerations consist of:

- National Planning Policy Framework;
- National Design Guidance;
- Any emerging Local Plan; and
- Any relevant Supplementary Planning Documents (SPDs).

National Planning Policy Framework

4.48 The most recent version of the National Planning Policy Framework (NPPF) was published in December 2024. There is no policy specific advice with regard to bars and the night-time economy. However, the proposed development is within a conservation area, therefore section 16 is of importance in this proposal. In particular, paragraph 207 states that local authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting, with a minimum expectation to consult the relevant historic environment record.

4.49 Paragraph 8 outlines that in order to achieve sustainable development, the planning system should meet three goals:

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.50 Paragraph 20a of the NPPF outlines that in order to set out an overall strategy for the pattern, scale and design quality of places, strategic policies should make sufficient provision for homes (inter alia).

4.51 Paragraph 48 of the NPPF states that all applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise.

4.52 Paragraph 90 states that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

4.53 Paragraph 102 states that planning policies and decisions should promote public safety and take into account wider security and defence requirements, including by anticipating and addressing possible malicious threats and other hazards (whether natural or man-made), especially in locations where large numbers of people are expected to congregate.

4.54 Paragraph 130 states that area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places, ensuring that decisions avoid homes being built at low densities and ensuring that developments make optimal use of the potential of each site.

4.55 Section 12 focuses on achieving well-designed places, with paragraph 135 specifically ensuring that developments:

a) "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;

- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

4.56 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 202 states that heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

4.57 Paragraph 208 requires that authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise, taking this into account when considering the impact of a proposal on a heritage asset.

4.58 Paragraph 210 states that in determining applications, authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

c) the desirability of new development making a positive contribution to local character and distinctiveness.

- 4.59 Paragraph 212 states that great weight should be given to the conservation of a designated heritage asset, irrespective of whether potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 4.60 Paragraph 215 states that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 4.61 Paragraph 216 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determination, weighing applications with a direct or indirect impact with regard to the scale of any harm or loss and the significance of the heritage asset.
- 4.62 Paragraph 219 states that local authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance.
- 4.63 Paragraph 220 states that not all elements of a Conservation Area will necessarily contribute to its significance, with the loss of a building which makes a positive contribution to the significance of the Conservation Area advised to be treated as either substantial harm under paragraph 214 or less than substantial harm under paragraph 215, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.
- 4.64 Paragraph 221 states that local authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

National Design Guide (2019, as updated 2021)

- 4.65 The National Design Guide (NDG) was published on 1st October 2019, and updated in January 2021, and sets out the characteristics of well-designed places and demonstrates what good design means in practice.

4.66 It forms part of the government's collection of planning practice guidance and should be read alongside the separate guidance on design process and tools.

4.67 The Design Guide gives guidance on Context, Identity, Built Form, Movement, Nature, Public Spaces, Uses, Homes and Buildings, Resources and Lifespan.

4.68 The guide also sets out the components of good design in paragraph 20, stating that:

"Buildings are an important component of places and proposals for built development are a focus of the development management system. However good design involves careful attention to other important components of places. These include:

- *the context for places and buildings;*
- *hard and soft landscape;*
- *technical infrastructure – transport, utilities, services such as drainage; and*
- *social infrastructure – social, commercial, leisure uses and activities".*

4.69 Paragraph 47 concerns re-use, describing that sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users, helping to integrate heritage into proposals in an environmentally sustainable way.

4.70 Paragraph 48 concerns heritage, local history and culture, stating that well-designed places and buildings are influenced positively by:

- *the history and heritage of the site, its surroundings and the wider area, including cultural influences;*
- *the significance and setting of heritage assets and any other specific features that merit conserving and enhancing; and*
- *the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of facades, characteristic materials and details.*

4.71 Paragraph 51 describes that in terms of identity, well-designed places, buildings and spaces:

- *have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion;*

- *have a character that suits the context, its history, how we live today and how we are likely to live in the future; and*
- *are visually attractive, to delight their occupants and other users.*

4.72 Paragraph 63 describes that in terms of built form, well-designed places, buildings and spaces:

- *compact forms of development that are walkable, contributing positively to well-being and placemaking;*
- *accessible local public transport, services and facilities, to ensure sustainable development;*
- *recognisable streets and other spaces with their edges defined by buildings, making it easy for anyone to find their way around and promoting safety and accessibility; and*
- *memorable features or groupings of buildings, spaces, uses or activities that create a sense of place, promoting inclusion and cohesion.*

4.73 Paragraph 123 describes that well-designed homes and buildings:

- *provide good quality internal and external environments for their users, promoting health and well-being;*
- *relate positively to the private, shared and public spaces around them, contributing to social interaction and inclusion; and*
- *resolve the details of operation and servicing so that they are unobtrusive and well-integrated into their neighbourhoods.*

4.74 Paragraphs 124-128 set out expectations for healthy, comfortable and safe internal and external environments, including that buildings should promote quality of life, encourage sustainable lifestyles, provide a good standard and quality of internal space, and a safe and secure environment for occupants and users.

4.75 Paragraph 141 describes that in the context of resources, the re-use and adaptation of existing buildings reduces the consumption of resources and contributes to local character and context.

4.76 Paragraph 152 describes that in terms of lifespan, well-designed buildings and spaces are:

- *designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages;*

- *robust, easy to use and look after, and enable their users to establish a sense of ownership and belonging, ensuring places and buildings age gracefully;*
- *adaptable to their users' changing needs and evolving technologies; and*
- *well-managed and maintained by their users, owners, landlords and public agencies.*

Emerging Development Plan

4.77 Manchester City Council has started work on its new local plan, aiming to take over from the current plan which leads to 2027. An amended Local Development Scheme provides that a Regulation 18 Draft Local Plan consultation is expected to take place no later than 31 July 2025, although no such draft has yet been published. As such, there is currently no emerging development plan document which can be used to consider

Supplementary Planning Documents (SPDs)

4.78 Within Manchester, there is one SPD considered relevant to this development proposal.

Guide to Development in Manchester – Supplementary Planning Document and guidance

4.79 This SPD was introduced to assist with the submission of Design and Access statements. It is made up of three parts covering the core explanation of elements required in the statements, general guidance on the character areas of the city, and how the guide interacts with the local development framework.

4.80 The most relevant part of this document is section 12 'The City Centre', which describes the importance of the city centre for development and the aims, challenges and expectations of development. There is a particular focus on social, economic and environmental diversity while retaining and enhancing the unique character of distinct areas including the Northern Quarter.

Heritage Supporting Documentation

4.81 There is no specific guidance document available regarding the Stevenson Square Conservation Area, however, a web page on the Manchester City Council website provides some information on the Conservation Area.

4.82 The webpage provides that the conservation area is largely defined by the Victorian buildings within the Conservation Area boundary, roughly surrounding Stevenson Square between Oldham Street and Lena Street. It states that most development will require planning permission, and

even minor works require prior approval, although, exact details are not listed and no article 4 direction document appears publicly available. While some buildings and street sections are commented on for specific features, the application site does not have any specific comment.

- 4.83 The general purpose of the Conservation Area appears to focus on the retention of the unique and varied characteristics and improvement and enhancement of buildings in their own right, in accordance with the predominantly Victorian character of the area.
- 4.84 According to pre-application correspondence with the council, *"there is no issue in principle with the proposed use in this location"*, with the Conservation Area not listed as a key issue, though a Heritage Statement is requested on its account. It is therefore assumed that the change of use is generally acceptable in this respect, subject to confirmation that the character of the Conservation Area will not be detrimentally impacted by the development.
- 4.85 As part of the Heritage Assessment element of this Statement, consideration has been paid to other heritage documents including:
- National Planning Policy Guidance – heritage elements;
 - Historic England Advice Note 2: Managing Significance in Decision taking in the Historic Environment (2015)

National Planning Practice Guidance (PPG)

- 4.86 The PPG has been adopted to support the NPPF and reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. It states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach.
- 4.87 The PPG notes that where changes are proposed to heritage assets, the NPPF sets out a clear basis for decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development.
- 4.88 The PPG confirms that setting is the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its

setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by understanding of the historic relationship between places.

- 4.89 The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. Harm may arise from works to the heritage asset or from development within its setting. A proper assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 4.90 Public benefits are defined as anything that delivers economic, social or environmental progress as described in the NPPF. The Guidance confirms that public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. It is noted that public benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.
- 4.91 Public benefits may include heritage benefits, such as:
- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
 - reducing or removing risks to a heritage asset; and
 - securing the optimum viable use of a heritage asset in support of its long term conservation.

Historic England Advice Note 2: Managing Significance in Decision taking in the Historic Environment (2015)

- 4.92 This advice note provides general advice on the implementation of historic environment policy in the NPPF and the PPG. It provides a suggested staged approach to decision-making where there may be a potential impact on the historic environment.

Historic England Advice Note 3: The Setting of Heritage Assets (2017)

- 4.93 The advice note advocates a staged approach to assessment involving identification of the affected assets and setting, an assessment of the degree to which setting and views contribute to the significance of the assets, an assessment of the effects of the proposed development,

exploration of ways to maximise enhancement and avoid or minimise harm and the monitoring of outcomes.

- 4.94 The guidance outlines that there is a distinction between views that contribute to heritage significance and views that might be valued for reasons of landscape character or visual amenity. It states that the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.
- 4.95 The guidance clarifies that setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself. The guidance sets out the need for a systematic and staged approach to assessing the impact of development proposals in the setting of a heritage asset. It confirms that such assessment should be based on an understanding of the significance of the assets affected and then the contribution of setting to that significance.

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)

- 4.96 This notes guidance covers the NPPF requirement for applicants for heritage and other consents to describe heritage significance to help LPAs make decisions on the impact of proposals for change to heritage assets. Understanding the significance of heritage assets, in advance of developing proposals for their buildings and sites, enables owners and applicants to receive effective, consistent and timely decisions.
- 4.97 The advice note explores the assessment of significance of heritage assets as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

Key Summary

- 4.98 From a review of the planning policy framework and pre-application discussions undertaken, it appears that the main issues in the determination of the application are:
- Principle of development including development within a Conservation Area;
 - Heritage impact;
 - Noise impact; and
 - Other material considerations.

5. Heritage Assessment

- 5.1 The purpose of this section is to review heritage matters. It should be read in conjunction with the wider planning issues which are outlined in the following section. The focus of this report is on Built Heritage and does not cover archaeology.

5.1 Definitions

- 5.2 The initial stage of work is to identify any potential heritage assets. The NPPF (Annex 2, Glossary) defines a heritage asset as:

"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)."

- 5.3 Furthermore, it defines a Designated heritage asset as:

"A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation."

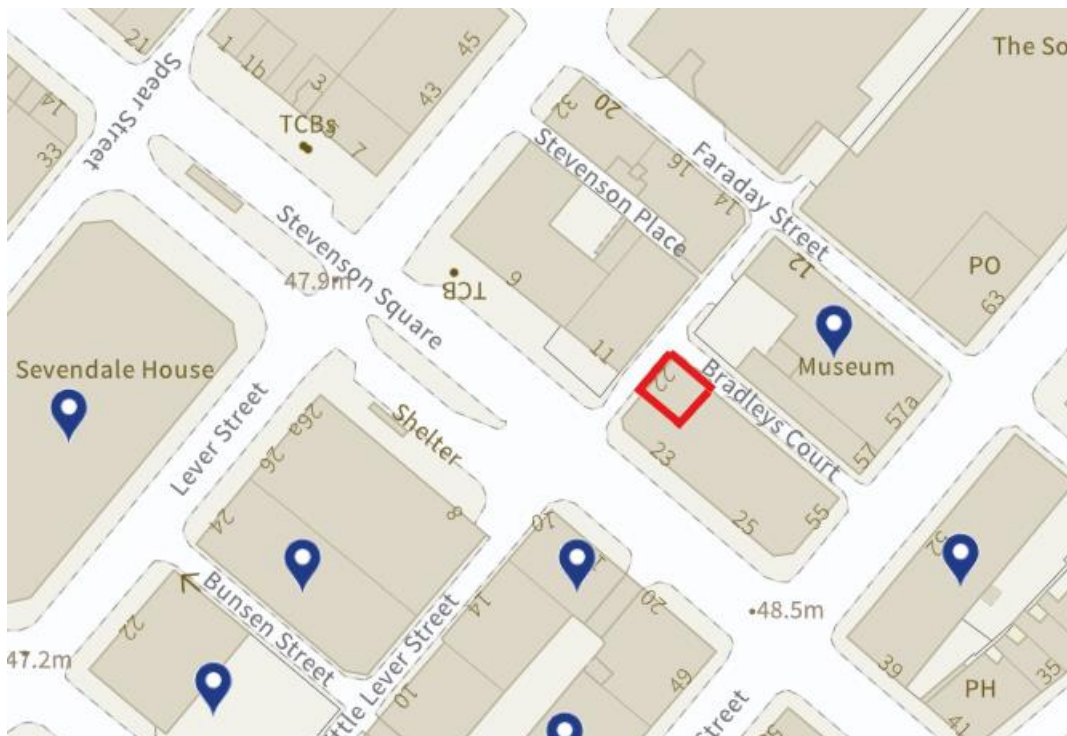
5.1.1 Identifying Assets – Designated Assets

- 5.4 This section considers if there are any designated or non-designated heritage assets which could be affected by the proposals.

Listed Buildings

- 5.5 The National Heritage List for England (NHLE) confirms that there are no Listed Buildings on the site. An extract is provided at Figure 1 below. The closest Listed Building is Former Newton Street Police Station to the north of the site. This is Grade II Listed. Further Listed buildings can be found at Numbers 49 Newton Street, 18 Hilton Street and 10 Stevenson Square. These buildings are listed under one List Entry (ref: 1271452) at Grade II level.

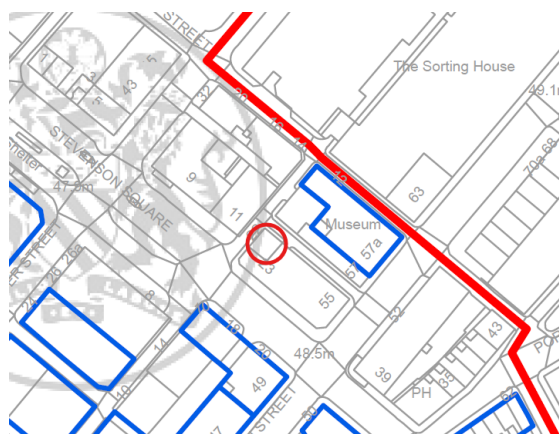
Figure 1: Extract of Historic England The List



5.6 Further Listed Buildings are located Watts brothers, 24 Lever Street (Grade II) and also Sevendale House on Dale Street (Grade II). Also Listed is Marlsbro House (52-54 Newtons Street) which is Grade II Listed.

Conservation Area

5.7 The Development Plan demonstrates that the site is located within the Stevenson Square Conservation Area.



- 5.8 Stevenson Square has been a designated Conservation Area since February 1987. The application site falls within the Conservation Area. Therefore, consideration is required to be paid to this designated heritage asset.

Other Designated Heritage Assets

- 5.9 The NHLE confirms that there are no other designated heritage assets within close proximity of the site including World Heritage Sites, Scheduled Monuments, Protected Wreck, Registered Park and Garden, or Registered Battlefield.
- 5.10 There are no other designated heritage assets which are required to be considered as part of the application.

5.1.2 Identifying Assets – Non-Designated Heritage Assets

- 5.11 The NPPF identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing). Historic England's guidance on 'Managing Significance in Decision Taking in the Historic Environment' (2015) states that:

"Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application."

- 5.12 Consideration has been paid to the Conservation Area Appraisal prepared by Manchester CC. The application building is not identified or referred to directly within the Conservation Area Appraisal.
- 5.13 The Historic Environment Record (HER) has not been formally consulted due to timescales. However, it is considered that by reviewing the above and a wide range of other planning documents including pre-application email exchanges, there are no other heritage assets which require consideration as part of this heritage assessment.

5.1.3 Summary of Heritage Assets to be considered

- 5.14 It is considered that the application site is within a Conservation Area. The impact of the proposed development needs to be considered on this designated heritage asset. Otherwise, it is not considered that there are any other designated or non-designated heritage assets which are required to be considered.

5.2 Significance of Conservation Area and Overview of Historic Development

- 5.15 This section outlines the historic development of the Conservation Area and the application site over time. It looks wherever possible to be informed by archive research and a review of published sources. The primary source of this archive information is considered to be the Stevenson Square Conservation Area Appraisal. This is an online document which considers the historic development of the area, considers the Conservation Area today and outlines policies which will control development and balance the Conservation Area requirements against practical operational matters such as security and signage.
- 5.16 The Conservation Area appraisal outlines that historically, the area that is now Piccadilly Gardens, beyond the south-west side of the Stevenson Square conservation area, was once the site of the so-called 'daub holes', where mud for the construction of wattle and daub walls was extracted from the ground. In the mid-18th century, the land lying between Ancoats Lane and the old daub holes was owned by Sir Ashton Lever. Conceding to the pressure of property developers, Lever eventually sold the land to William Stevenson. In turn, Stevenson sold the land on, piecemeal, to entrepreneurs, many of whose names are commemorated in the local street names. The original intention was that it should become a residential area which would rival the serenity of St Ann's Square. Instead, the area became largely commercially oriented.
- 5.17 From around 1772, the streets around Stevenson Square gradually became lined with private houses and small businesses of an immense variety, including such trades as dry-salter, hat-block maker, cork-cutter and tin-plate worker, as well as some trades and professions which survive today. For the last three-quarters of the 19th century, the Square was popular with open-air speakers and became a meeting place and starting point for processions.
- 5.18 During the latter half of the 19th century most properties in and around the present day conservation area were replaced by solely commercial buildings. Oldham Street, with its

millinery and clothing-related shops was a favourite shopping district with Manchester's fashion-conscious residents up to the last quarter of the 20th century.

- 5.19 A sudden decline of the shops coincided with the opening of the Manchester Arndale Centre in 1975, which changed the focus of retailing in the city centre. In terms of current position, the Conservation Area appraisal outlines that the conservation area represents a significant portion of the city centre in which the majority of Victorian buildings remain intact. Many are listed by the as being of special architectural or historic interest. Very few buildings from the 18th century are still standing in the conservation area. The earliest include a few groups of houses and two public houses.
- 5.20 The Appraisal considers the majority of buildings of architectural or historic interest in the conservation area are Victorian or early-20th century. Most are related to the cotton industry, often warehouses, showrooms or workshops. These buildings are taller than the earlier examples and create a varied matrix of building mass, divided by largely dark, narrow streets. Wealth produced by the cotton industry can be seen reflected in the buildings, either stone or brick with stone dressings, many of which are elaborately decorated. Towards the end of this period terracotta became popular and was extensively used either in conjunction with brick or on its own.
- 5.21 The Conservation Area Appraisal is silent regarding the recent renaissance of the area into the Northern Quarter. In recent years, the Northern Quarter has become a dynamic neighbourhood known for its independent shops, creative spaces, and diverse culture with an authentic atmosphere, where street art, music, and unique cafes define the area. Stevenson Square has become a central focus of nightlife in the locality. This has been assisted by the pedestrianisation of the square which has allowed drinking establishments to 'spill' onto the Square with large outdoor drinking areas.
- 5.22 The applicant already operates from historic premises adjacent to the site and therefore already has a strong understanding of the area and its dynamic nature and merits of the buildings.
- 5.23 In terms of controlling development, the Conservation Area Appraisal outlines that:

"Development control in Stevenson Square is aimed at encouraging development and activity which enhances the prosperity of the area, whilst paying attention to its special architectural and visual qualities.

No buildings in the area stand out as being particularly dominant, therefore proposals to develop new landmark buildings would not be consistent with the character of the area. The optimum height for new buildings is low to medium rise, depending on the immediate surroundings, the height of which should not be greatly exceeded."

Proposed Development

- 5.24 As outlined above, the application proposes the retention of the building with limited changes. A separate application for Advertisement Consent will be submitted in due course. Notwithstanding, the key ethos of this application is to retain the historic integrity of the building with minimal changes. Therefore, the proposed development will be a very light touch development which protects the building.

Consideration of Alternative Options

- 5.25 The Proposed Development section above outlines that the change of use can be implemented with minimal works.
- Do nothing/No development;
 - Retention of Property for proposed use;
 - More comprehensive redevelopment including refurbishment or demolition and replacement
- 5.26 The existing lawful use is as an office building. However, this use has ceased. The unit has been marketed for a period of time and has not attracted any interest. There would not appear to be any market interest in this option. A 'do nothing' option would therefore be likely to lead the building to remain vacant for a significant period of time which risks a lack of maintenance and inactivity in the area which could become subject to anti-social behaviour.
- 5.27 The retention of the property for the proposed use would lead to minimal amendments to the building as covered in paragraph 5.24 above. It is considered to be an option which would protect the historic merit of the building and wider Conservation Area.

- 5.28 In terms of other uses, it is considered that in order to make the building suitable by refurbishment, more extensive and intrusive amendments works would be required. Further works including potential redevelopment are considered to be less attractive in both planning and historic terms.
- 5.29 Accordingly, the current proposals which would bring the site back into active use whilst retaining the historic merit of the building are the least impactful and best option for the historic merit of the building.

Heritage Impact Assessment

- 5.30 This section considers the heritage impacts set against advice contained within the NPPF. It considers impact in terms of NPPF definitions. It also draws on other advice notes issued by Historic England as outlined in Section 4 above. In order to assess the heritage impacts on the building individually and then the Conservation Area as a whole. Consideration has been given to individual aspects of each design before forming a conclusion as to the significance of any potential impacts.
- 5.31 The proposed development will make no material changes to the fabric, external or internal appearance of the building. It will however bring the building back into active use which will deliver a viable use which will aid in the overall maintenance of the building in the longer term.
- 5.32 It is considered that the proposed development will deliver a positive benefit to the building itself. In wider terms, this positive benefit to the building will also lead to a wider confidence in the locality and would not have any detrimental impact on the Conservation Area.
- 5.33 Accordingly, it is considered that the development would not have a detrimental impact on the Conservation Area as a designated heritage asset. Indeed, it would deliver positive benefits in terms of prevent vacancy and potential decline in the fabric of the buildings by creating a new form of development. It is considered to be entirely suitable in Heritage terms. In accordance with advice contained with paragraph 212 of the NPPF (2025), there is no harm to the heritage asset. Therefore, there is no heritage reason for refusal.

Key Summary

- 5.34 This section considered the heritage impacts of the development. It identified heritage assets which are to be considered in the determination of the application. Consideration is paid to the significance of the heritage assets, before consideration is paid to the impacts on those heritage assets.
- 5.35 It identifies that the property is not a Listed Building or a non-designated heritage asset itself - as either a positive building within the Conservation Area Appraisal or the local list - but does lie within a Conservation Area. Impact therefore needs to be considered on the Conservation Area as a whole.
- 5.36 Notwithstanding, the appraisal concludes that the proposal would have no detrimental harm on either the building itself, or the Stevenson Square Conservation Area as a whole. Indeed, the proposal will deliver a viable use on the site which would maintain the historic fabric of the building and deliver a material benefit in securing the long term future of the site and its long term maintenance. Further to this, it will improve investor confidence in the locality and create additional footfall and activity which will be of benefit to the wider Conservation Area.
- 5.37 In accordance with advice contained with paragraph 212 of the NPPF (2025), there is no harm to the heritage asset. Therefore, there is no heritage reason for refusal.

6. Planning Assessment

6.1 The planning policy review at section 4 has established the local and national planning policy considerations, in addition to matters discussed in pre-application guidance, which are key in the consideration of the aspects of this application. Based on this background work, it appears that the main issues in the determination of the application are:

- Principle of development including development within a Conservation Area;
- Heritage impact;
- Noise impact; and
- Other material considerations.

6.2 Each of these issues are considered in turn below.

Principle of Development

6.3 The application proposes the change of use of the basement, ground and first floors of 22 Little Lever Street from Office (Use Class E(g)(i)) to Bar (Sui Generis), with the continued use of the top floor for Office use. The development proposes only the change of use with associated minor internal works, while the top floor will retain office use in association with the operations of the Bar and the applicant's other properties in the surrounding area. The building has recently been vacant and out of use as offices.

6.4 This change of use was considered to be acceptable in principle in pre-application correspondence. We consider that this is on account of the acceptability of leisure and tourist uses within the City Centre, more specifically supporting the alternative and nightlife functions within the Northern Quarter area of the City Centre, and Stevenson Square's growing evening economy. Furthermore, the site is in a highly sustainable location with excellent public transport links, including many connections available throughout the night, supporting the proposed use. This is considered to outweigh the loss of currently vacant limited office space.

6.5 While within the Stevenson Square Conservation Area, there are no external works proposed, therefore, the existing façade will be fully retained. The change of use will re-use a currently vacant building, making the most of the existing built environment within the Conservation Area. The change of use would provide a small expansion of Stevenson Square's existing nightlife down Little Lever Street, with the opposing neighbour also being a Bar (the Fitzgerald).

6.6 The proposal is considered to be acceptable in principle, as confirmed by pre-application discussions, in accordance with policies JP-Strat2, JP-S1, JP-P1-4 and JP-C1 of PfE, policies

SP1, EC2&3, CC4, CC7, CC9, C1, C10, T2 and EN3 of the Core Strategy and policies DC10.1&2 and DC18.1 of the UDP.

Heritage impact

- 6.7 Heritage impacts are considered in Section 5 in detail above. The Section outlines that there are no proposed external works, therefore, design characteristics will be preserved in full.
- 6.8 There is one Listed Building opposite the property's façade on Bradley's Court, the Grade II Listed Former Newton Street Police Station, which is currently in use as the Greater Manchester Police Museum & Archives; the museum operates only Tuesdays from 10:30 to 15:00, which is outside of the proposed opening hours of this application. Another nearby Listed Building is the Grade II Listed 49 Newton Street, from which the application site is not directly visible; this building is currently used for various class E uses including a salon, offices and café, and is not adversely impacted by other adjacent leisure uses such as the bar and venue immediately west of the building.
- 6.9 The appraisal concludes that the proposal would have no detrimental harm on either the building itself, or the Stevenson Square Conservation Area as a whole. Indeed, the proposal will deliver a viable use on the site which would maintain the historic fabric of the building and deliver a material benefit in securing the long term future of the site and its long term maintenance. Further to this, it will improve investor confidence in the locality and create additional footfall and activity which will be of benefit to the wider Conservation Area.
- 6.10 In accordance with advice contained with paragraph 212 of the NPPF (2025), there is no harm to the heritage asset. The proposal would therefore be in accordance with policy JP-P2 of PfE, policies CC9, EN1 and EN3 of the Core Strategy and saved policy DC18.1 of the UDP. There is no heritage reason for refusal.

Noise impact

- 6.11 The property bounds Hilton House to the south on two faces, which is currently in residential use from the first floor up. A detailed Noise Assessment has been prepared by AEC Acoustic Consultants. It is submitted in support of the planning application.
- 6.12 The report considers the proposed noise created by the proposed development. It subsequently considered the potential for internal noise transfer, and also external noise breakout to determine whether there is any potential for detrimental impact on neighbouring properties. The

report concludes that with suitable mitigation measures, it is not considered that there would be any noise related reason for refusal.

- 6.13 The noise impact assessment provides that the noise impact caused by the proposal would be acceptable when taking into account the residential neighbours and the character of the area. The development would therefore be in accordance with policy C10 of the Core Strategy and saved policies DC10.4 and DC26 of the UDP.

Other Material Considerations

- 6.14 All other material considerations have been considered. The application is supported by a suite of documents including a Crime Impact Statement and Operating Statement.

Operation, Waste and Servicing

- 6.15 The operation of the proposed bar will be carried out in tandem with the applicant's other properties in the area, which include both bars opposite Little Lever Street. Specific details of the operation, including waste and servicing arrangements, are provided in the Operating Statement submitted alongside this document.
- 6.16 Upon completion, the bar and other properties operated by the applicant will be operated from the proposed office space on the top floor. The co-location of this office with the bar will enable the close and effective management of the applicant's properties on Stevenson Square.

Crime and Safety

- 6.17 The Crime Impact Statement provided details of how the development should mitigate crime and disorder effects as necessary. The bar will be operated by the Northern Hospitality Group, who also own and operate the adjacent premises at Fitzgerald's, The Quarter House and Hula Tiki Lounge.
- 6.18 All necessary recommendations within the statement have been taken into account and will be implemented into the operation of the proposed bar.

Key summary

- 6.19 This section provides an analysis of the planning issues considered by Section 4. It is considered that key issues are the principle of development including development within a Conservation Area, heritage impact and noise impact.

- 6.20 In terms of the principle of development, the site is acceptable as the principle of leisure uses in the city centre are supported throughout the local development framework. The location is considered wholly sustainable, close to a variety of excellent transport links including those running through the night. Concerning the Conservation Area, the development makes use of an existing building and heritage asset, while complementing the existing uses sympathetically to the character of the Conservation Area. Therefore, the principle of development is considered entirely suitable.
- 6.21 It is considered that the development would not have any adverse impact on heritage in the area. The development would provide no material impact on the Conservation Area nor to surrounding Listed Buildings, while its use would complement its existing functions. This is detailed further in the Heritage Statement.
- 6.22 The noise impact of the proposal will be acceptable when considering the residential neighbours.
- 6.23 Furthermore, there would be no impact in terms of any other material considerations including waste & servicing and crime & safety.
- 6.24 On this basis, there is no reason why the proposal should not be supported. Therefore, planning permission should be granted.

7. Benefits of the Proposed Development

7.1 The purpose of this section is to consider the benefits arising from the development, were the scheme to gain planning permission and be implemented. The proposed development will deliver a range of benefits which are considered to be material to the determination of the planning application. The benefits include:

- The proposal would bring further leisure and tourist provision to the city centre;
- The proposal would support the growth of the evening and nighttime economies;
- The proposal would allow the sustainable and sensitive re-use of a heritage asset;
- The proposal would provide new and diverse employment opportunities in the city centre;
- The scheme represents a significant financial investment into the locality which will retain the creative and alternative character of the area;
- Business Rates: The property will come into active use and will deliver a business rate payment to the local authority;
- Associated business benefits: The active property will attract more visitors and tourists who may contribute further to the local economy.

7.2 It is considered that the proposed development accords with the Development Plan and National Planning Policy and represents a sustainable development.

8. Summary and Conclusion

- 8.1 This statement is prepared by Peacock + Smith in support of a full planning application for the change of use to Bar (Sui Generis) at 22 Little Lever Street, Manchester. It has been submitted on behalf of the applicant, Northern Hospitality (Mcr) Ltd.
- 8.2 The application site is a three-storey building with basement on Little Lever Street, off Stevenson Square. It is located within the Stevenson Square Conservation Area. The area is characterised by a range of city centre uses including predominantly nightlife and retail at ground level. It is located in a highly sustainable location in good proximity to public transport, pedestrian and road connections to various other destinations within and outside of the city.
- 8.3 Section 3 provides an overview of the proposed development. The application proposes the change of use of the currently vacant office building into a Bar (Sui Generis) across the basement, ground and first floor, with the retention of office use on the top floor associated with the operation of the proposed bar and the applicant's other properties in the immediate area. The application does not propose any external works, with some minor internal works proposed to renovate the building suitably for the proposed use.
- 8.4 Section 4 of this report outlines the relevant national, strategic and local planning policies against which the proposals will fall to be considered. It considers the Development Plan and other material considerations. From a review of the planning policy framework and background planning checks undertaken, it appears that the main issues in the determination of the application are:
- Principle of development including development within a Conservation Area;
 - Heritage impact;
 - Noise impact; and
 - Other material considerations.
- 8.5 Section 5 provides an assessment of the Heritage Assets. It concludes that the proposed development is considered to have no harm on the Conservation Area. Indeed, it is considered that the proposal would have positive impact in terms of ensuring that the vacant property does not detract from the wider Conservation Area. Accordingly, in accordance with paragraph 212 of the NPPF, there is no heritage based reason for refusal in heritage terms.
- 8.6 Section 6 analyses the planning policy framework and the considers the issues necessary to outline whether the application is acceptable. It concludes that the principle of development is

wholly acceptable. Furthermore, it considers all other relevant aspects including location within a Conservation Area and noise impact along with other material considerations including waste & servicing and crime & safety. It concludes that there are no reasons why planning permission should not be granted.

- 8.7 Set against this, planning decisions should consider the planning balance and the significant benefits of the proposal including increasing the provision of leisure, tourism and nightlife opportunity in the city centre, contribution to the city's evening and nighttime economies and sustainable re-use of a heritage asset. The positive benefits are set out in Section 7 of this report.
- 8.8 Accordingly, it is considered that the proposal is acceptable as it would meet an identified need for the development. Furthermore, the proposal fully complies with the provisions of the Development Plan and National Planning Policy Framework.
- 8.9 On this basis, there is no reason why the proposal should not be supported. Therefore, it is requested that planning permission be granted.