

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143178/JO/2025

Date registered valid: 11 June 2025

Proposal: Variation of condition 2 (Specified Plans) pursuant to listed building consent 138280/LO/2023 to amend the design of the Grape Street frontage and allow for phased implementation with associated amendments to conditions.

Address: Bonded Warehouse, 18 Lower Byrom Street, Manchester, M3 4AP

Ward(s): Deansgate Ward

Applicant: All Studios Holdings Limited

Agent (if any): Miss Phoebe Threlfall, Zerum Planning

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14 August 2025

Application Details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit: 20 June 2025

Standard consultations:

Printed: 19 June 2025 Expired: 10 July 2025

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 20 June 2025 Expired: 11 July 2025

Press advert

Published: 24 June 2025 Expired: 15 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Grade II

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

The site comprises two former stable blocks linked by a glazed element to comprise a single building. It is bounded by Grape Street to the north and sits at the eastern end of the Grade II listed Bonded Warehouse. The building is Grade II listed and is within Castlefield Conservation Area.

The site forms part of the former Granada television studios site. It is covered by the St John's Masterplan, which has been endorsed by the Council through the St John's Strategic Regeneration Framework (SRF). The site is within Enterprise City, the commercial focus of the St John's neighbourhood. Nearby uses include the Science and Industry Museum; a hotel; offices; and residential uses east of Lower Byrom Street.

Planning and listed building consent was approved in June 2024 for a - Change of use, refurbishment and alteration to create a bar restaurant (Use Class sui generis) including replacement roof and removal of conservatory (application ref no's 138279/FO/2023 and 138280/LO/2023). The bar use has been implemented but no conditions have been discharged.

Description of Development

The previous consent sought to use the ground floor of the building as a bar and restaurant (sui generis).

This would involve the removal of the glazed conservatory structure that covers the courtyard in

between the two parts of the building. The restaurant would be situated within the western wing of the building and the bar would be in the eastern side. The central courtyard would be used for outdoor seating. The refurbishment works would maintain the exposed brick walls and brick vaulted ceilings, with works comprising:

- Removal, alteration and insertion of partitions;
- Removal of the conservatory structure;
- Removal of the Rovers Return façade;
- Replacement of roof, involving re-battening, re-lining and replacement of slates with Welsh slate.

The variation of this consent relates to the retention of a small modification to the front elevation, consisting of retaining a brick column,

It is also proposed to amend the consent to allow a phased implementation where Phase One would comprise the Stables Tavern bar which has been implemented and external courtyard and Phase Two the Stable Yard (restaurant) and consequent amendment to the wordings of conditions to reflect the phasing and the fact that the Tavern is operating without relevant conditions having been discharged.

Related Applications

143177/JO/2025 - Variation of condition 2 (Specified Plans) pursuant to planning permission 138279/FO/2023 to modify front elevation.

To be approved in tandem with this application.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Policy

Core Strategy and Save UDP Policies

Policies SP1 (Spatial Principles), EC1 (Employment and Economic Growth in Manchester), EC3 (The Regional Centre), CC1 (Primary Economic Development Focus (City Centre and fringe), CC4 (Visitors, tourist, culture and leisure), CC7 (Mixed Use Development), CC9 (Design and Heritage), CC10 (A Place for Everyone), EN3 (Heritage) and DM1 (Development Management) of the Adopted Core Strategy for the City of Manchester; and saved policies DC26 (Development and Noise) and DC10.1 and 10.4 (Food and Drink Uses) of the Unitary Development Plan for the City of Manchester are relevant to this application.

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, which provides a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. It was adopted on 21 March 2024 and forms part of Manchester's development plan.

Policy JP-P 1 (Sustainable Places) aims to create one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear

identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-P 2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. The policy requires development proposals affecting a designated heritage asset to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

National Planning Policy Framework (NPPF)

The NPPF sets out Government planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and states that sustainable development has an economic, social and environmental role (paragraphs 7 & 8). Paragraphs 10, 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan (para 11). Paragraphs 11 and 12 state that:

"For decision-taking this means: approving proposals that accord with an up-to-date development plan without delay" and "where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed".

The following sections of the NPPF are relevant to the consideration of this application: Section 6 (Building a Strong, Competitive Economy), Section 7 (Ensuring the Vitality of Town Centres), Section 12 (Achieving Well-Designed places) and 16 (Conserving and Enhancing the Historic Environment).

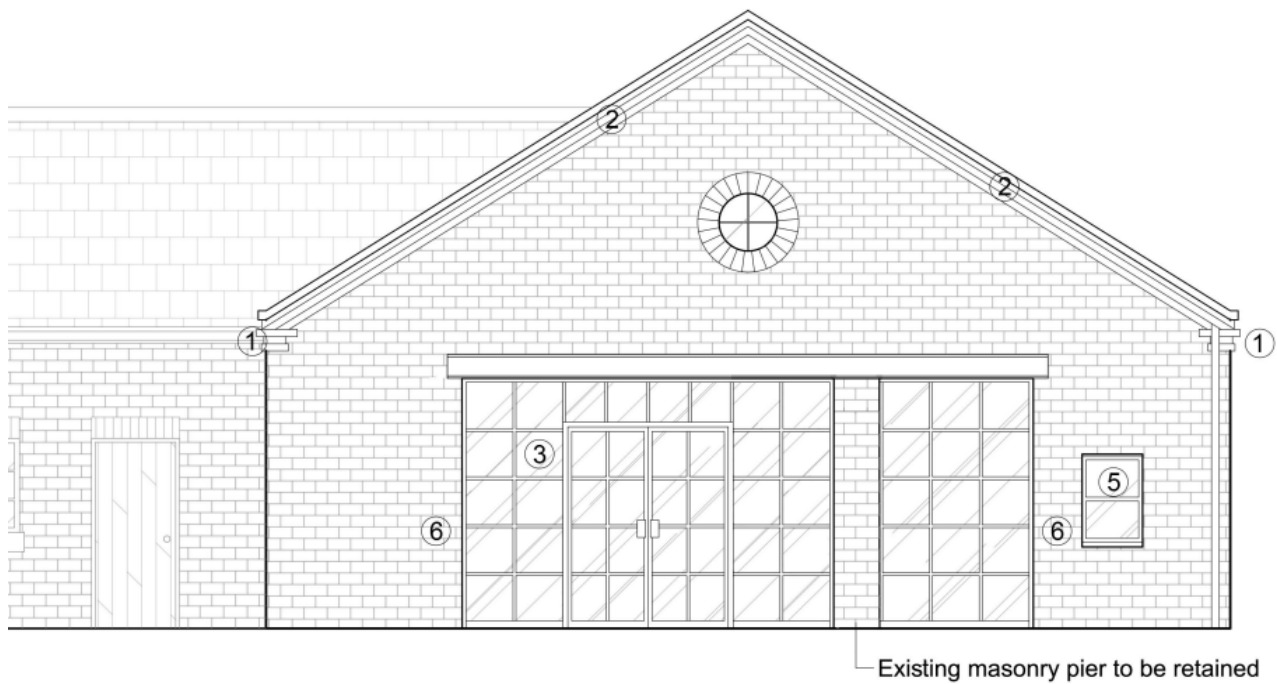
Issues

Impact on Heritage and Principle of Amendments

The original application proposed external changes to the scheme would help revert the building back to its former appearance with the removal of later additions such as the Rovers Return frontage and the conservatory-style roof over the courtyard, improving the visual amenity of the building and restoring it more to its historic appearance. The internal changes are minor, involving the removal of modern partitions and installation of furnishings and limited wall coverings associated with the kitchen areas.

It was considered that the works would be in keeping with the character and appearance of the building. The external changes would maintain the character and appearance of Castlefield Conservation Area.

This variation application will see the retention of a minor amendment be made to the external façade. Namely, the retention of a masonry pier. The City Council believes that in terms of visual amenity and heritage impact, the retention of this masonry pier actually brings a slight benefit compared to what was originally approved.



It is considered therefore that the proposal would not cause harm to designated and non-designated heritage assets and would be in accordance with CC9 and EN3 of the Core Strategy, JP-P2 of PfE and section 16 of the NPPF specifically the test in paragraph 215 relating to public benefits (including heritage benefits outweighing harm).

Phasing

A phased approach has been proposed a part this application. This was not present in the original application. The area marked as Phase One has already commenced development. An occupier has not been secured for the area covering Phase Two and whilst pre-application discussions and meetings have taken place regarding this space, it is unclear at this stage when this section of the development will proceed.

Whilst commencing part of the development without a Phased approach already being in place is not ideal, the City Council believes that agreeing to a Phased approach is the best way forward with this site. This will ensure a level of clarity in terms of condition discharges between the section of the development that has already commenced, and the section of the development that has yet to come forward.

Conditions

An additional phasing condition has been added to allow for implementation in accordance with clearly defined phasing. Condition 2 has been updated to reflect the amendments to the scheme

Conclusion

Given the above, it is considered that the proposed amendments would have an acceptable impact on amenity, heritage assets, crime and disorder, highways and accessibility, and would

be in accordance with national and local planning policy. The application should therefore be approved.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval

- 1) The development must be begun not later than 20.06.2027.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by the City Council as local planning authority on 10 October 2023, unless stated otherwise:

004 Rev B - Elevations BB CC DD, received by the City Council as local planning authority on 14 May 2024

005 Rev B - Elevations EE FF GG HH II, received by the City Council as local planning authority on 13 May 2024

006 Rev A - Elevations JJ KK LL MM NN OO, received by the City Council as local planning authority on 13 May 2024

007 Rev A - Elevations PP QQ RR SS, received by the City Council as local planning authority on 13 May 2024

012 - As is & Proposed Roof Plans

008 - Proposed Lighting Plan

010 - Demolition Plan

011 - Roof to be repaired

013 - Drainage Plan

015 Rev A - Window Detail

016 Rev A - Waste Collection Plan

Tracking Plan 432.001773.00001-TR100 RevA received by the City Council as local planning authority on 6 June 2024

Planning & Listed Building Statement dated October 2023 by Zerum;

Design and Access Statement July 2023 by Kio Architecture and Design as amended by the above drawings;

Acoustic Planning Report Ref: 023690-R01-C, dated 20 December 2023, by Sandy Brown;

Waste Management Strategy received by the City Council as local planning authority on 28 February 2024, as amended by drawing number 016 Rev A Waste Collection Plan and Tracking Plan 432.001773.00001-TR100 RevA, both received by the City Council as local planning authority on 6 June 2024;

Operational Management Plan, February 2024 Revision B by Allied London.

The following drawings and documents, received by the City Council as local planning authority on 11 June 2025:

- Location Plan
- Proposed Elevations AA 003 Rev A

The following drawings and documents, received by the City Council as local planning authority on 11 August 2025:

- Phasing Plan

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy.

3) No development relating to Phase 2, that is hereby approved, shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

4) Prior to the installation of any insulation to the roof space, full details, including scaled cross sections, of any roof insulation, showing its relationship to existing fabric of the listed building, shall be submitted to and approved in writing by the City Council as local planning authority. The works shall be carried out in accordance with the approved details.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

5) Prior to any internal fit out relating to Phase 2, that is hereby approved, detailed existing and proposed cross sections through the internal fit out where works are being proposed, such as the installation of dry lining to the kitchen area and bar fixings shall be submitted to and approved in writing by the City Council as local planning authority. The submitted information shall include details of fixings. The works shall be carried out in accordance with the approved details.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

6) Prior to any internal fit out relating to Phase 2, full details, including scaled plan, cross section and elevation drawings, to show any mechanical or electrical ducting and equipment, including light fittings, shall be submitted to and approved in writing by the City Council as local planning authority. The works shall be carried out in accordance with the approved details.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

7) Prior to the commencement of development relating to Phase 2, full details of the proposed finishes to walls, floors and ceilings, including method statements for any cleaning of surfaces or features shall be submitted to and approved in writing by the City Council as local planning authority. The method statements shall include the cleaning system proposed, method, controls and samples. The works shall be carried out in accordance with the approved details.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

8) The development hereby permitted shall be carried out in accordance with phasing plan outlined in 'Phasing Plan' received by the City Council as the Local Planning Authority on 11 August 2025, which outlines the phases as follows:

Phase One includes works to the Stables Tavern. The area of which is outlined in blue on the plan.

Phase Two includes works to the Stables Yard. The area of which is outlined in red on the plan.

Reason - The development is to be carried out on a phased basis and details must therefore be agreed in this regard to ensure that a comprehensive development provided at this site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Castlefield Conservation Area 1979

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL