

Comments for Planning Application 141773/FO/2024

Application Summary

Application Number: 141773/FO/2024

Address: 2-4 Whitworth Street West Manchester M1 5WY

Proposal: Demolition of buildings at 2 and 4 Whitworth Street West and the construction of a residential building (Class C3) with associated servicing arrangements, landscaping, and associated works.

Case Officer: Lucy Harrison

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Business

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning Application Objection - Proposed Residential Development Adjacent to Rebellion, 2B Whitworth Street West, Manchester

As a venue we formally object to the proposed construction of a residential development adjacent to Rebellion, an established grassroots live music venue located on Whitworth Street West. While the planning application makes a cursory reference to our venue-mentioning only DJ events on Fridays and Saturdays-it fails to fully appreciate the scale, cultural significance, and daily operations of Rebellion. This omission reflects a concerning lack of understanding of our role in Manchester's music and cultural landscape.

Rebellion is not a weekend-only venue. Since its founding in 2013, Rebellion has hosted live performances from Monday through Sunday, giving a vital platform to thousands of emerging bands. Many acts that began their journey on our stage have gone on to perform at major UK festivals and international tours. Our venue is a key link in the artist development ecosystem, feeding talent into the larger venues and arenas Manchester has rightly invested in. If grassroots venues like Rebellion are unable to survive, those larger stages will ultimately be deprived of any homegrown talent in the future.

In addition to our musical contribution, Rebellion has long supported Manchester's underrepresented communities. We regularly host events showcasing underground Metal, BAEM music genres, and LGBTQ+ nights-often providing space to groups who struggle to find acceptance or representation elsewhere. These events are not fringe; they are central to

Manchester's diverse and inclusive cultural identity.

Introducing a residential development next to a fully operational live music venue presents a serious risk to our future viability. Noise complaints from residents unfamiliar with our schedule and output could result in regulatory pressure that threatens our license or restricts our programming. If Rebellion cannot operate seven days a week, it will not be financially sustainable. The planning application must reflect this reality.

If the development is to go ahead, it is essential that stringent conditions are imposed to protect our ability to continue operating. This should include:

Mandatory, legally binding notification to all prospective residents of the venue's presence and its seven-day schedule of live music and nightlife.

Enhanced soundproofing standards for the new residential units to prevent future conflict.

A recognition in the planning process of the "agent of change" principle, whereby the burden of soundproofing and adaptation lies with the incoming development, not the pre-existing venue.

Losing Rebellion would leave a cultural void that cannot easily be filled. It would be a loss not only for Manchester's music scene, but for the city's identity as a place that nurtures creativity, diversity, and grassroots talent.

I urge the planning committee to reconsider the potential long-term consequences of this development, and to take meaningful steps to safeguard Manchester's music heritage by protecting Rebellion.