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Planning Statement

Restrospective Tempory Planning Application

at Land at Hardman Square, Spinningfields
Manchester M3 3EB

for Spinningfields Estate Limited Ltd

February 2025

Land at Hardman Square, Spinningfields

Retrospective temporary full planning application for the erection of a pavilion building (Use Class E(b) and Sui Generis (Drinking Establishment) , toilets and bin store, outdoor seating and other associated works for a period of 3 years.

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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared on behalf of the applicant, Spinningfields Estate Ltd. This retrospective application seeks approval for the development of the Lawn Club (Use Class E (b) and Sui Generis) at Hardman Square.

THE PROPOSALS AND CONTEXT

- 1.2 This is a retrospective planning application for a pavilion and associated works that are already in place on-site. The pavilion is situated at the eastern edge of Hardman Square, consisting of a lightweight, single-story structure set on raised decking over the cobblestones. The southeast corner is open, also on raised decking, and is covered with astroturf, providing an external seating area. The boundaries of the pavilion are defined by low timber fences and planting, creating a soft, natural edge.
- 1.3 This application seeks retrospective planning permission for a temporary period of three years from the date of approval.
- 1.4 The description of development is:

'Retrospective temporary full planning application for the erection of a pavilion building (Use Class E(b) and Sui Generis (Drinking Establishment), toilets and bin store, outdoor seating and other associated works for a period of 3 years.'

PURPOSE OF THE PLANNING STATEMENT

- 1.5 This statement describes the proposals and examines the planning considerations which they raise. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, determination of the planning application must be made in accordance with the development plan, unless material considerations indicate otherwise.
- 1.6 This statement should be read in conjunction with the other documents submitted with the planning application. These are detailed in the next section.

CONTENT OF PLANNING APPLICATION

1.7 In order to evidence that the design has evolved from a full understanding of the physical and policy context, this planning application is supported by numerous documents which demonstrate how the scheme responds appropriately to best practice in design, as well as planning policy objectives and requirements. The documents submitted in respect of the scheme are:

- Design & Access Statement prepared by Project 3 Architects;
- Planning Statement prepared by Zerum;
- Crime Impact Statement prepared by Greater Manchester Police;
- Environmental Standards Statement prepared by Zerum;
- Noise Assessment prepared by Sandy Brown Consultants;
- Waste Proforma prepared by Zerum;
- Operations Management Statement prepared by Shiko Group

1.8 The application is also supported by a full set of plans and elevations, prepared by the scheme architects, Project 3.

CONSULTATION

1.9 The applicant conducted a site visit with the case officer in December 2024, during which the scope of the application was agreed upon.

STATEMENT STRUCTURE

1.10 The remainder of this statement:

Section 2 - Provides context and describes the site and its surroundings alongside details of any relevant planning history and consultation;

Section 3 - Describes the development proposals in detail;

Section 4 - Outlines the Development Plan framework, relevant national policy guidance and any material considerations;

Section 5 - Provides a detailed analysis of the main planning considerations and a summary of technical reports; and

Section 6 - Concludes by summarising the main points raised in this document.

2. DEVELOPMENT CONTEXT

- 2.1 This section briefly describes the site, its surroundings and local setting, and outlines the relevant planning history of the site.

SITE AND SURROUNDINGS

- 2.2 The site is in the central part of Hardman Square and has previously been occupied by several temporary, popup F&B offerings in recent years, such as The Lawn Club and The Tavern, which have proved to be incredibly successful.
- 2.3 Re-landscaped upon completion of No.1 Spinningfields, Hardman Square is the main focal point of the Spinningfields Estate. The site is surrounded by several operators including Bill's, Pret-a-Manger and The Ivy.

SITE ACCESSIBILITY

- 2.4 The site is located within prominent pedestrian routes through Spinningfield connecting back to Deansgate.
- 2.5 The site boasts excellent public transport connections including the free Metroshuttle bus, with a stop location at the junction of Hardman and Byrom Street. St.Peters Square Metrolink stop is a nine minute walk from the site. This tram stop connects the site to other parts of Greater Manchester such as Altrincham. There are bus stops located on Bridge Street and Deansgate.

PLANNING HISTORY

- 2.6 There are two planning applications relevant to the proposed development.
- 2.7 Firstly, planning permission was granted in November 2016 (ref. 113679/FO/2016) for *"Demolition of existing temporary and permanent structures and redevelopment of Hardman Square to comprise construction of one four storey building for bar/restaurant uses (A3/A4) and two kiosk units for retail or storage use (sui generis), redevelopment of public realm including public art, related access, servicing and associated works"*.

- 2.8 A second planning application was submitted September 2017 (ref. 117430/FO/2017) with the same description of development as above. This application was approved in November 2017 and allowed for changes to the proposal to facilitate the occupation of the four-storey building by The Ivy.
- 2.9 The land which relates to this application was shown as the location for two kiosk units on the above application (ref. 117430/FO/2017). The larger kiosk unit was called The Barn and covered an area of 105m². The smaller kiosk unit was called The Cabin and covered an area of 26m². This clearly sets out there is the scale and type of development proposed under this application.

STATUTORY DEVELOPMENT PLAN

- 2.10 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, local planning authorities must make their determination in accordance with the development plan unless material considerations indicate otherwise. The development plan relating to the site consists of Places for Everyone Joint Development Plan 2022-2039 (adopted 2024) and the Manchester Core Strategy (adopted 2012). The National Planning Policy Framework (NPPF, 2024) is a material consideration in planning terms.
- 2.11 The Plan allocates the site as 'The Regional Centre' which relates to Manchester Core Policy EC 3.
- 2.12 Section 4 below includes a comprehensive overview of the relevant Development Plan policies. The scheme's response to these policies is considered in Section 5.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 This is a retrospective planning application for the erection of a pavilion building (Use Class E(b) and Sui Generis (Drinking Establishment), toilets and bin store, outdoor seating.
- 3.2 The pavilion houses the Lawn Club which is a licensed all day cocktail bar and restaurant serving hot food. The Lawn Club license includes the sale by retail of alcohol, the provision of regular entertainment limited to performance of plays, exhibition of films, live music, recorded music and anything similar to live music, recorded music or the performance of dance. Finally the provision of late night refreshments.
- 3.3 The application is seeking a temporary permission for a period of three years.

LAYOUT

- 3.4 The layout centers around a service volume that includes a bar, back of house, kitchen, and sanitary facilities, with smaller volumes at the rear housing the bin store, plant, storage, and kitchen washing areas. A small security office is integrated near the toilets.
- 3.5 The restaurant seating is defined by raised decking, accessible via a ramp between the existing stone benches. Additional covers are provided in the lower cobblestone area to maximize space. The enclosed room to the north is available for private hire events.
- 3.6 The restaurant seating is enclosed by a demountable, lightweight timber structure, providing the operator with year-round flexibility, regardless of weather conditions.

SCALE AND DESIGN

- 3.7 Following the nearby Oast House, the proposed development features a temporary pavilion made from a lightweight timber frame. It has no foundations, preserving the landscape at Hardman Square for future use.
- 3.8 The North and East elevations feature green-painted horizontal timber cladding, with simple timber-framed windows for natural light. The main entrance doors are made

of vertical, natural-colored timber. Timber slatted fencing lines these elevations, with planting behind to soften the pavilion's appearance. Planting and fairy lights hang from the projecting roof on the East facade, enhancing the main approach to the restaurant.

- 3.9 The South elevation features vertical natural-colored timber cladding, with projecting eaves and exposed rainwater goods.
- 3.10 The open area to the South is raised from the main square and enclosed by barn-style timber fencing, with a section of tall solid timber panel fencing to the East to hide plant equipment and external furniture storage.
- 3.11 The rear volumes, including the kitchen washing area, plant room, and storage, are finished in black metal. A small timber pergola attached to the West elevation enhances the rear volume, which faces the urban park. The bin store is clad in green-painted horizontal timber.
- 3.12 The roof designs further distinguish the separate volumes. The restaurant seating areas are topped with a mono-pitched polycarbonate roof, allowing ample natural light below. An astroturf-covered roof shelters the cobblestone walkway between the bar and seating area, softening the industrial flat roofs of the main service volume and plant room. The bin store is covered with metal mesh and planting to improve ventilation.

PARKING AND ACCESS

- 3.13 No parking is provided on site, but the site is located above the 3 Hardman Square and No. 1 Spinningfields basement car parks. Off-street parking is also available along Bryom and Hardman Street, with several car parks within a 10-minute radius.
- 3.14 Sufficient cycle parking is provided throughout the wider Spinningfields masterplan.
- 3.15 Level access is provided to the main entrance and the raised decking and outside seating to the South of the site are accessible via a ramp.

REFUSE STRATEGY AND SERVICING

- 3.16 Deliveries are taken from Byrom Street to the Lawn Club either by the delivery driver or staff either by hand or handling equipment.
- 3.17 A bin store is provided to the rear of the restaurant housing a food waste bin, co-mingled glass/ plastics/ cans bin, paper bin and general waste bin. Restaurant staff / waste operatives wheel the bins from the store to the collection area on Byrom Street and back.

4. PLANNING POLICY

PLANNING AND COMPULSORY PURCHASE ACT 2004

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 This chapter therefore considers the relevant national planning policy and guidance which form a material consideration in the determination of this application, and the development plan which consists of the Places for Everyone Joint Development Plan 2022-2039 (adopted 2024) and the Manchester Core Strategy (adopted 2012). The National Planning Policy Framework (NPPF, 2024) is a material consideration.

NATIONAL PLANNING POLICY

- 4.3 The National Planning Policy Framework (NPPF) is a material consideration in planning decisions. It has a clear presumption in favour of sustainable development at its heart (para 10). Sustainable development means that the planning system pursues economic, social and environmental objectives (para 8), although they are not criteria against which every decision can or should be judged (para 9).
- 4.4 Local planning authorities should approach decisions on proposed development in a positive and creative way, with decision-makers at every level required to seek to approve applications for sustainable development where possible (para 39).
- 4.5 The presumption in favour of sustainable development means that local planning authorities should, without delay, approve development plans that accord with an up-to-date development plan, and where the relevant policies are out-of-date, granting permission unless the application of policies in the NPPF that protect areas or assets of particular importance provides a strong reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF (para 11).

- 4.6 Section 6 emphasises that planning decisions should foster an environment where businesses can grow, expand, and adapt, with a strong focus on supporting economic growth.
- 4.7 Section 9 of the NPPF seeks sustainable transport, with promotion of walking, cycling and public transport (para 109). Patterns of growth should support this objective, with significant development being in locations which are or can be made sustainable (para 110).
- 4.8 Section 11 requires planning decisions to promote an effective use of land, particularly within settlements (paras 124-5). Decisions are required to reflect changes in the demand for land (para 127).
- 4.9 Development should be supported where it makes efficient use of land, taking into account the availability of infrastructure and services including the scope to promote sustainable travel; the desirability of maintaining and area's prevailing character and setting, or of promoting regeneration and change; and the importance of securing well-designed places (para 129). Developments should make optimal use of the potential of each site (para 130).
- 4.10 Section 12 of the NPPF identifies good design as 'a key aspect of sustainable development' (para 131). Developments must function well over their lifetimes; be visually attractive with good architecture and layout; be sympathetic to local character while not discouraging innovation or change; establish or maintain a strong sense of place; include effective landscaping; and provide a high standard of amenity (para 135). Development of poor design should be refused (para 139).

MANCHESTER CORE STRATEGY (2012)

- 4.11 The following policies are considered relevant to this application:

Policy EC3	The Regional Centre
Policy CC4	Visitors- Tourism, Culture and Leisure
Policy CC9	Design and Heritage
Policy C10	Leisure and the Evening Economy
Policy T1	Sustainable Transport

- 4.12 The most relevant policies are considered in more detail below.
- 4.13 Policy EC3 outlines that within the Regional Centre development for employment generating uses such as commercial development will be encouraged.
- 4.14 Policy CC4 sets out that development in the City Centre which improves facilities for visitors including residents will be promoted.
- 4.15 Policy CC9 requires new developments to be of the highest standards in terms of appearance and function.
- 4.16 Policy C10 emphasises that new developments supporting the evening economy and fostering a balanced, socially inclusive nighttime economy will be acceptable, provided there is no cumulative negative impact on residential amenity. The development should also support both daytime and nighttime economies.

OTHER MATERIAL CONSIDERATIONS

- 4.17. Other material policy considerations include:
- National Planning Practice Guidance;
 - Places for Everyone Plan (2024);

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

- 4.18. The NPPG is a material consideration in the determination of planning applications. It states that good design is integral to sustainable development, and requires the creation of places that work well for everyone and are adaptable for the long term. It identifies key design issues including local character, safe efficient streets, crime prevention, access and inclusion, and cohesive and vibrant neighbourhoods. Developments should be functional, adaptable, resilient, distinctive in character, permeable to movement and should support mixed uses.

PLACES FOR EVERYONE PLAN (2024)

- 4.19. The Plan forms part of the statutory development plan for nine Greater Manchester authorities. It is a joint plan setting out the strategic long-term direction of the region in relation to jobs, new homes and sustainable growth.

5. PLANNING ASSESSMENT

5.1 This chapter considers the principal issues that are relevant to the application:

- The principle of development;
- Design including Crime Impact;
- Amenity including noise;
- Access and parking; and
- Technical considerations including archaeology , land contamination and sustainability

PRINCIPLE OF DEVELOPMENT

5.2 The application site is located in Spinningfields, within the City Centre. As such, Use Class E(b) and Sui Generis (Drinking Establishment) are well-established in the area, with nearby establishments including The Ivy, Bill's, The Alchemist, and Banyan Bar & Kitchen.

5.3 The site is situated within the Regional Centre, where Manchester Core Policy EC3 supports employment-generating uses. The Lawn Club currently provides 11 full-time and 22 part-time jobs. Furthermore, in accordance with Section 6 of the NPPF, this application contributes to economic growth in the area by creating jobs and helping to attract more people to the region.

5.4 The site's highly sustainable location further strengthens the case for this use, as it is easily accessible by various modes of public transport, including the Metrolink, as well as by walking and cycling. This aligns with Manchester Core Policy T1, which encourages applications to promote the use of sustainable transport.

5.5 In accordance with Section 11 of the NPPF, this application aims to make efficient use of land in a sustainable location. The site's irregular shape, coupled with the presence of a car park beneath it, imposes constraints on the types of development possible. As such, this proposal represents an effective and innovative approach to utilizing what would otherwise be an underutilized parcel of land.

5.6 The proposed restaurant and drinking establishment will make a positive and balanced contribution to the area's daytime and evening economy by attracting

visitors both during the day and in the evening. This aligns with Manchester Core Policy C10, which encourages such uses to support the evening economy.

- 5.7 It is important to note that this application seeks temporary permission for a period of three years, meaning the acceptability of the use should be considered within this timeframe.
- 5.8 Overall, the principle of Class E(b) and Sui Generis (Drinking Establishment) uses is well established in the area. Additionally, it represents a commercial, employment-generating use, which aligns with Policy EC3 and Section 6 of the NPPF. The site's sustainable location and contribution to night time economy further strengthens the case, as it is easily accessible via sustainable modes of transport. Therefore, we consider the principle of the development to be acceptable in policy terms.

DESIGN

Layout

- 5.9 The layout has been thoughtfully designed to maximize the efficient use of space while ensuring it functions effectively for its intended purpose.
- 5.10 The proposed development layout is organized around a central service volume, which includes the bar, back-of-house areas, kitchen, and sanitary facilities. Smaller volumes at the rear will accommodate the bin store, plant room, storage, and kitchen washing facilities.
- 5.11 The restaurant seating area is defined by the boundaries of the raised decking, which is accessible via a ramp. Additionally, the seating is enclosed by a demountable structure, offering flexibility to accommodate year-round operation.
- 5.12 Overall, the layout has been designed to the highest standards to ensure the site functions effectively for its intended use. This approach aligns with Manchester Core Policy CC9, which emphasizes the importance of high standards in functionality for new developments.

Scale

- 5.13 The scale of the proposed development is considered acceptable, as the Lawn Club pavilion is a natural evolution of the original application for the Allied London development of Hardman Square. The original proposal included two kiosks within the landscaped area of Hardman Square, with the application site located roughly in the same position as the larger of the two kiosks, known as the Barn. The core footprint of the proposed development closely mirrors that of the Barn, meaning the scale has previously been deemed acceptable.
- 5.14 In addition, The Ivy, a four-story structured pavilion located directly north of the site, along with several taller office buildings surrounding the area, further demonstrates that the proposed single-story pavilion is appropriately scaled and in keeping with the character of the surrounding environment.

Appearance

- 5.15 The design of the proposed development draws inspiration from the successful Oast House model located to the north of the site.
- 5.16 The design of the development has been carefully crafted to blend seamlessly with the surrounding landscape and integrate well with nearby structures, including The Ivy. This includes the use of green elevations and facings, as well as the incorporation of vegetation into the overall appearance.
- 5.17 The design has been carefully considered to harmonize with its surroundings, ensuring the proposed development is in keeping with the character of the area. This approach guarantees that the development meets the highest standards of design quality. It aligns with Manchester Core Policy CC9 and Section 12 of the NPPF, which emphasize the importance of good design.

Crime Impact

- 5.18 A Crime Impact Assessment has been prepared by Greater Manchester Police in support of this application.

5.19 The report confirms that the proposed development is acceptable in terms of designing out crime and highlights the positive aspects of the proposal, including the following:

- The main entrance to the premises is located in a prominent position, easily visible from the public realm and near the staffed bar area.
- The internal building layout is straightforward, with no hidden doors or windows concealed in deep recesses.
- The proposed use is consistent with other uses in the city centre area.
- The high level of pedestrian activity in the area serves as a deterrent to potential offenders

5.20 Overall, it can be concluded that the proposed development is acceptable from a crime prevention design perspective

AMENITY

Noise

5.21 An Acoustic Planning report has been prepared by Sandy Brown Consultants in support of this application.

5.22 The report assesses the noise egress associated with the following key sources:

- Plant
- Patrons in external terrace areas
- Amplified sound

5.23 The report concludes that the plant noise egress measurements and assessment demonstrate that the existing plant items comply with MCC requirements for nearby noise-sensitive premises. The patron noise egress assessment shows that predicted noise levels at these premises meet the recommended criteria. Regarding amplified sound, the assessment indicates that only minor additional measures are needed to

ensure compliance with MCC requirements, which can be easily addressed to minimise any potential impact further measures will need to be implemented to control amplified sound egress to meet with the MCC requirements.

- 5.24 Furthermore, an operational strategy has been prepared and submitted as part of this application. This document provides detailed information on the operation of the area, including capacity, premises licence, security, CCTV, and fire evacuation plans. It clearly outlines how the Lawn Club operates in a safe and considerate manner, prioritising the well-being of its visitors, staff, and neighbouring properties
- 5.25 Overall, the assessment demonstrates that the proposed development complies with relevant standards and is acceptable from an amenity perspective.

TECHNICAL CONSIDERATIONS

Sustainability

- 5.26 As part of the application an Environmental Standards Statement has been prepared. The statement clearly sets out how the Lawn Club has embedded sustainability principles and initiatives into all stages of the property lifecycle and how the details of the scheme will facilitate compliance with the planning policies of Manchester City Council.

Archaeology

- 5.27 As part of the application archaeology has been considered. The application site is located above the basement car parks of 3 Hardman Square and No. 1 Spinningfields.
- 5.28 It can therefore be concluded that there are no archaeological concerns, as the site is located above a car park.

Land Contamination

- 5.29 Land contamination has been taken into account as part of this application. However, as noted earlier, the site is situated above the basement car parks of 3 Hardman Square and No. 1 Spinningfields.

- 5.30 As a result, there are no land contamination concerns regarding the site, as the land beneath it is a car park.

6. CONCLUSIONS

- 6.1 This statement has described the proposal and set out the planning policy framework against which it is to be assessed.
- 6.2 The scheme has been considered against the policies of the current development plan and national government policies and guidance. It has been illustrated that the proposal conforms to the criteria set out in these policies. This report clearly demonstrates that the proposed development has policy support and is aligned with national policy.
- 6.3 The proposal will generate the following benefits:
- The creation of 11 FTE and 22 part time jobs
 - Positive contribution to the areas night-time economy
 - Making use of underutilised space
 - Positive contribution towards sustainable development
- 6.4 The NPPF makes it clear that there is a 'presumption in favour of sustainable development' running through the decision-taking process. The proposed development is consistent with the NPPF's core principles. The scheme has been designed to a high standard and is in a sustainable location and is providing crucial affordable homes. This report clearly demonstrates that the principle of development is acceptable.
- 6.5 Statute requires that this application be determined in accordance with the development plan unless material considerations dictate otherwise. This proposal satisfies all relevant national and local policy considerations.

