

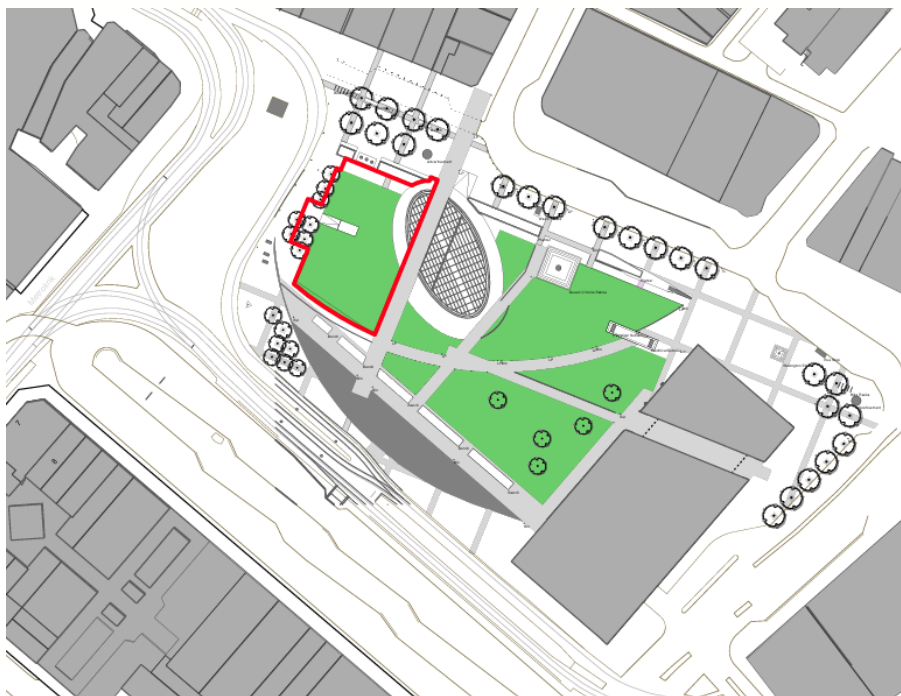
Planning, Design and Access Statement (including Heritage Impact Assessment).

Full Planning Application- Change of use of land for a temporary bar and associated development at land at Picadilly Gardens, Manchester M1 1RG.

We are instructed by our clients Collective Events Ltd to submit this full planning application for a temporary period commencing at the end of June 2025 up and until end of September 2025 your consideration.

Application Site

The application site equates to 1,267 sqm and forms part of the Piccadilly Gardens, which is a prominent public space located in the heart of Manchester City Centre. It serves as a central hub for transportation, shopping, and social activity, making it one of the busiest areas in the city.



Site Location Plan (NTS)



Piccadilly Gardens is a formally laid out square which was reconfigured in the early 2000s and now has a modern and contemporary feel and appearance.

At the eastern end is a modern mixed-use building at One Piccadilly Gardens, which has office accommodation on the upper floors and commercial units at ground floor level. To the south is the Piccadilly Gardens Transport Interchange with bus and Metrolink services which is located between the formal gardens and Piccadilly Plaza. This complex was constructed in 1965 and includes a 30-storey office building currently named City Tower, the Mercure Hotel and a number of ground floor commercial units. The tram lines run up and around the western end of the Piccadilly Gardens. Beyond these transportation routes and framing the square, there are a mixture of historic and tall modern buildings. There are also commercial units within the gardens that are within the curve of a concrete wall.



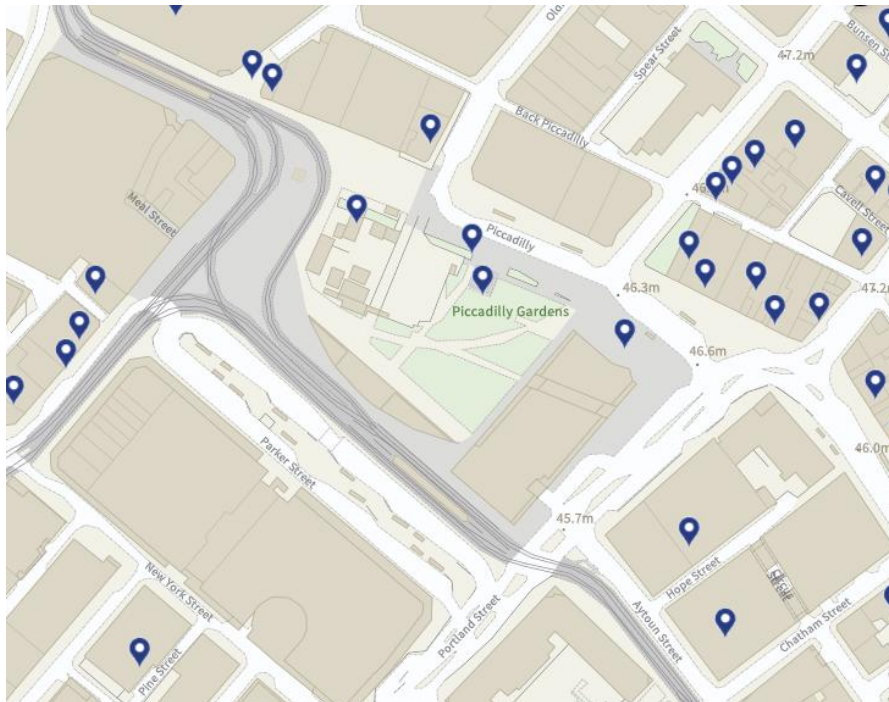
Upon the site itself there are no trees, however street trees do exist on land adjacent, the roots of which are fully covered by hard surfacing.

In terms of heritage assets Piccadilly Gardens are not within a Conservation Area but are adjacent the Smithfield Conservation Area and the Stevenson Square Conservation Area.

The Piccadilly Gardens are however the home to the Queen Victoria Monument, there is also the Sir Robert Peel Statue, the James Watt Statue and the Duke of Wellington Statue, which are all Grade II Listed.

The Listed Buildings surrounding the Gardens include a Grade II Listed department store that is occupied by Debenhams and Grade II Listed Buildings at 1-3 Piccadilly, 15-17 Piccadilly, 38-50 Piccadilly, 47 Piccadilly, 49 Piccadilly, 51-53 Piccadilly, 59 and 61 Piccadilly, 69-75 Piccadilly, 77-83 Piccadilly and 97 Piccadilly.

There are various other listed buildings in the vicinity as shown on the plan below:



Source: Historic England

The site lies within the Piccadilly area of the City Centre and the surrounding area contains a variety of uses including retail, bars, cafes, restaurants, offices, commercial, residential and hotel uses.

Proposed Development

Planning permission is sought for change of use of land for a temporary bar and associated development for a short period over the summer months. The temporary period will commence at the end of June 2025 up and until end of September 2025.

The following table lists dimensions of all the free-standing structures that are to be temporary stationed upon the site.

	Length (m)	Width	height
Pergola x 2	9.6	2.3	2.4
Stage	4.8	6	3.2
Food vendor 1	6	3	2.5
Food vendor 2	3	3	2.5
Toilets main	7.45	2.82	2.4
Toilet accessible	2.5	2.5	2.4
Brand activation	4	4	2.5
Office	6	3	2.5
Bar containers x2	12	3	2.5
Bar canopy	12.2	12	4.5
IBC	1	1	
Archway 1	6	1	2.4
Archway 2	3	1	2.4
High fencing	24.47		2.4
Low Fencing	57.01		0.9

The Piccadilly Gardens have hosted various other temporary uses such as Christmas Markets etc. Whilst the planning history for the site is not set out in this statement details can be found on the Council's planning website.

Planning Policy Arena

National Planning Policy Framework (December 2025)

With regards to National Policy the Framework sets out the Government's planning policies for England and details how these should be applied at a local level. Paragraph 8 of the Framework sets out three dimensions to sustainable development, namely economic, social and environmental. The Framework is to be read as a whole in making decisions as to whether a proposal comprises sustainable development. Paragraph 8 of the Framework states that to achieve sustainable development, means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways.

Paragraph 85 of the NPPF outlines, in terms of building a strong, competitive economy, that planning policies and decisions should help to create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Section 7 (Ensuring the Vitality of Town Centres) promotes competitive town centre environments.

Section 8 (Promoting Healthy Communities) and Section 12 (Achieving Well-Designed Places) require planning decisions to create safe and accessible environments where crime and disorder and fear of crime do not undermine quality of life or community cohesion.

Paragraph 135 states that planning policies and decisions should ensure that developments 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, are visually attractive as a result of good architecture, layout and appropriate and effecting landscaping, are sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change, establish or maintain a strong sense of place, whilst creating places that are safe, inclusive, accessible and with a high standard of amenity for existing and future users.

Paragraph 139 states that development that is not well designed should be refused, specifically where it fails to reflect local design policies and government guidance on design. Developments should help to raise the standard of design more generally in an area and fit in with the overall form and layout of their surroundings.

With regard to conserving and enhancing the historic environment, paragraph 207 advises that Local Planning Authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Paragraph 208 advises that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 210 states in determining applications, LPAs 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.

Paragraph 215 states that where a development proposal 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.

The Adopted Core Strategy for the City of Manchester 2012

The following policies are considered to be most relevant to the proposed development:

C1 (Centre Hierarchy) states Manchester City Centre is the regional focus for commerce, culture, leisure and tourism development, with retail development being directed towards the Primary Shopping Area.

C10 (Leisure and the Evening Economy) states 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:

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

CC1 (Primary Economic Development Focus: City Centre and Fringe) identifies the City Centre as a strategic economic location and focus of employment growth encouraging a variety of high quality accommodation types, sizes and foot-plates to boost investment by local, national and international businesses and supports the provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities within the City Centre to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.

CC2 (Retail) states that the Council will promote the growth and improve retail provision in the City Centre.

CC4 (Visitors, tourist, culture and leisure) states that proposals to improve the appearance, use and accessibility of all cultural and visitor attractions and associated facilities will be supported.

CC5 (Transport) requires all development to include adequate parking provision for cars and bicycles.

CC9 (Design and Heritage) advises that design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

SP1 (Spatial Principles) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety, and well-being of residents, consider the needs of all members of the community, and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space, and provide good access to sustainable transport provision.

EN1 (Design Principles and Strategic Character Areas) advises that development provide opportunities for good design to enhance the overall image of the City should be fully realised and both reinforce and enhances the local character. It also advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

DM1 (Development Management) states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:

- Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Refuse storage and collection.

- Vehicular access and car parking.

The Unitary Development Plan for Manchester 1995

Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

DC10.1 (Food and Drink Uses) requires development for food and drink uses to have regard to the following:

- the general location of the proposed development, including any reference to the area in other policies in the Development Plan
- 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.

DC18.1 (Conservation Areas) - seeks to preserve and enhance the character of its designated conservation areas.

DC19.1 (Listed Buildings) - seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity

DC26.1 (Development and Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

states that the Council will control noise levels by requiring where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2), pedestrians and cyclists. It also promotes a safer environment through Secured by Design principles, appropriate waste management measures, and environmental sustainability.

In Chapter 2 'Design', paragraph 2.7 outlines the City Council's expectations that all new developments should have a high standard of design making a

positive contribution to the City's environment and encourages "the most appropriate form of development to enliven neighbourhoods and sustain local facilities. The layout of the scheme and the design, scale, massing, and orientation of its buildings should achieve a unified form which blends in with and links to adjacent areas.

Places for Everyone 2024

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the ten boroughs which make up Greater Manchester.

The following policies are considered relevant to this application:

JP-Strat2 (City Centre) states that the role of the City Centre as the most significant economic location in the country outside London will be strengthened considerably. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded. It will be a priority for investment in development and infrastructure. This will include addressing current network capacity issues in the City Centre which will enable the future expansion of the rapid transit public transport network across Greater Manchester. Improvements in the public realm, walking and cycling facilities, and green infrastructure will help to enhance the local character and environmental quality of the City Centre so that it can rival city centres across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists. A broad range of commercial accommodation will be delivered, helping the City Centre to capture growth across key economic sectors. The new functions within the City Centre will be delivered in a way that complement, rather than displace the area's non-residential functions and will seek to protect and enhance the city centre's historic environment and assets.

JP-Strat12 (Main Town Centres) states that the role of the main town centres as local economic drivers will continue to be developed, providing the primary focus for office, retail, leisure and cultural activity for their surrounding areas. Development here will offer a significant opportunity to reduce levels of poverty and deliver inclusive growth.

JP-J2 (Employment Sites and Premises) states an aim to make a diverse range of both new and second-hand employment sites and accessible premises available across the Plan area in terms of location, scale, type and cost to offer opportunities for all kinds and sizes of businesses, including start-ups, firms seeking to expand, and large-scale inward investment, which will help to tackle inequalities. Existing employment areas that are important to maintaining a strong and diverse supply of sites and premises in our boroughs will be protected from redevelopment to other uses, nurtured to ensure they remain competitive, and their accessibility improved where necessary.

JP-P2 (Heritage) states an aim to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area 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.

Planning Appraisal

Principle of Development

This proposal is of a temporary nature for a short period of time to cover the summer months of 2025 (between the end of June up until the end of September 2025).

The temporary bar and entertainment space will help to draw in people to the City Centre and increase the profile of the City as a visitor attraction.

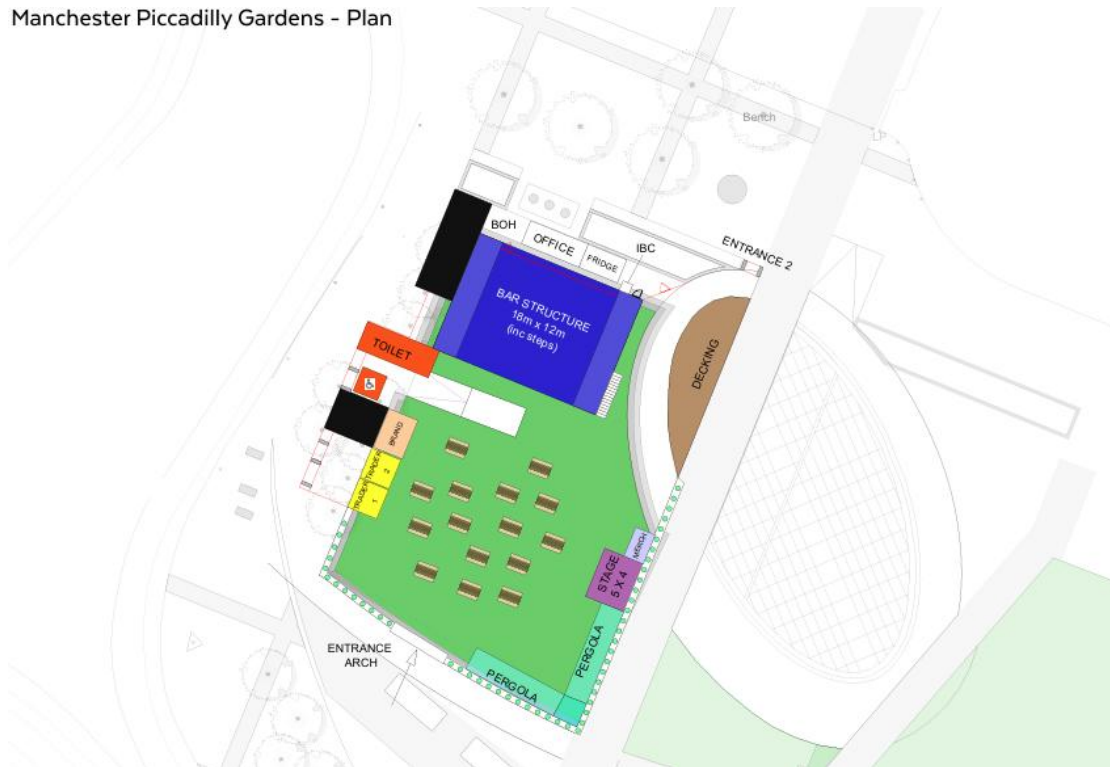
The applicant has a wealth of experience in delivering outdoor events such as the use proposed and is familiar with the requirements when designing and managing events in the city centre. The Applicant has also been in direct dialogue with the Events team to ensure that the design and layout of the temporary development is satisfactory.

Given the short term and temporary nature of the development proposals and given that the various components that make up the feature are reversible it is considered that the principle of the development is acceptable on a temporary basis.

Design and Layout

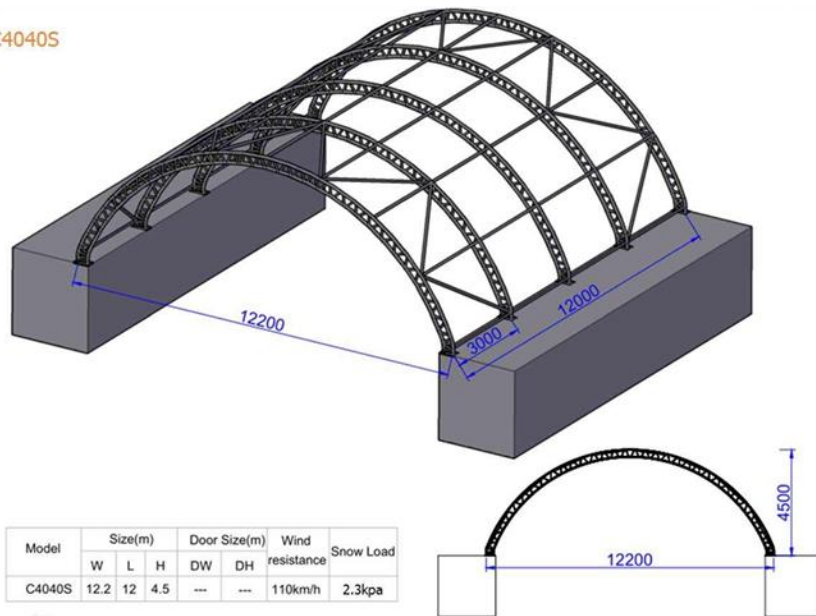
The location of the bar structure, at the northern end of the site, has been carefully selected in consultation with the City Council, being mindful of its weight, to ensure that it can be adequately supported.

Manchester Piccadilly Gardens - Plan



The bar structure comprises of two containers that will be bridged by a arched metal framed canopy. Overall, this structure will measure 12m x 18m and in terms of height the canopy over the two containers will measure 4.5 in height and around 7m overall.

C4040S



Frame: arch tube 60*1.5mm, purlin 48*1.5mm

Accompanying this submission is a Structural Design Report prepared by Shephard Gilmer Leeds which sets out structural calculations for the structure as well as containing more detailed information.

Historic Environment (Heritage Impact Assessment).

Given the temporary nature of the scheme proposals, which requests planning permission is only for a short period, it is considered that there will be a neutral impact upon the heritage assets identified and described above.

It is therefore considered that the proposed development is acceptable from a heritage perspective.

Visual

The development comprises of various temporary structures and associated works that can easily be removed without damage to the surfaces and materials of streets and buildings. All structures including the bar cabins, the canopy over, stage, pergola, food vending stations, toilets, office, BOH etc will be free standing structures placed on to the ground and all cables etc will run over the ground and will be safely housed and clearly marked.

The design and appearance of all the structures will be high quality and are considered to be appropriate for the temporary nature of the scheme proposals.

The proposals are therefore considered to be in accordance with Core Strategy policies EN1 CC9, SP1 and DM1, saved UDP policies DC18.1 and 19.1, and section 16 of the NPPF.

Management Practices

The temporary scheme proposals have been carefully planned and the management of both people and the facilitating temporary structures have been suitably designed and laid out in the interests of public safety.

In terms of staffing there will be a full time Manager, 1 x full time Supervisor and then up to an additional six part time staff. This may increase on busy days.

Security staff (SIA) will be on hand to ensure the smooth, safe and efficient running of this temporary feature and in terms of crime and disorder issues it is considered that this will create a safe and accessible environment.

In terms of Licensing, the applicant has advised that a premises license is already in place with the Council.

As per the planning application form the use applied for is '*E(b)- sale of food and drink for consumption mostly on the premises*'. However, we wish to point out that all alcohol purchased will have to be consumed on the premises and staff will not allow purchased alcohol to be taken away and consumed off the premises.

Accessibility

In regard to pedestrian access and in addition to the main entrance arch to the south, a second entrance will be provided in the north eastern corner.

The layout of the site has been designed to accommodate pedestrian movement and full level access around the site whilst respecting the surrounding buildings and businesses.

Deliveries and collections will only be possible through dedicated and supervised access and egress points to the non-publicly accessible back of house areas.

General residential amenity

In terms of hours of operation the temporary bar development will be open each day to the public between the hours of 11:00 and 23:00.

The applicant has already secured a license to perform music until 23:00, but after 22:00 it is anticipated that non live acts will be performed.

There will be no need for generators to provide electricity as power will be via the mains.

Recycling and waste

It is anticipated that the development will involve the use of re-usable drink containers and the applicant intends to recycle as much of the waste generated by the temporary use proposed as possible.

Any waste created will be collected and stored in the back of house area, which shall be regularly emptied by an approved waste disposal contractor. It is intended to link in with the Council's contractor Biffa who, we are advised, already manage the waste for other traders in the area.

Ecology and Trees

The scheme proposals are of a temporary and short-term nature. All interim structures will be stationed on the ground and no below ground works are proposed, which may impact on tree root protection zones etc. Trees in the vicinity of the site are predominantly surrounded by paved surfacing and therefore the ground is already covered. Furthermore we are advised that no pruning works are required to any of the trees to facilitate access for set up and dismantle.

Any repairs that are required to be carried out to the grassed areas in the Picadilly Gardens after the temporary structures are removed will be swiftly undertaken to ensure that the public open space is reinstated to the same condition it was in before the development began.

Conclusion

The temporary nature of the proposal would provide an entertainment facility for the short summer period between the end of June and September 2025.

The scheme proposals would add to the area's vibrancy, would promote Manchester as a tourist destination and would contribute to the mixed-use character of this part of the City Centre enhancing and complementing the City's retail offer and attractiveness as a place to visit.

It is therefore considered that the proposal is in accordance with the above policies and should be approved.