



Planning, Design and Access Statement

Client:

Winter Wonderland Events Limited

Capri Beach Club

Exchange Square, Manchester M3 1BD

Temporary erection of a beach club, bar, small food and drink units and seating from 5th June - 25th August 2025.

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1. Introduction

- 1.1 This statement is produced to support a planning application for the temporary erection of a beach club, bar, small food units and seating on land adjacent to Exchange Square Station, Exchange Square, Manchester. The proposal will operate for a temporary period, from 5th June – 25th August 2025. This application seeks the same development as that previously approved and is being submitted to reflect the 2025 dates.
- 1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents:
- Acoustic Planning Report
 - Alcohol management plan
 - Security Schedule
 - Waste Management
 - Event Safety Management Plan
 - Refuse Storage and Collection Details
 - Canopy Extraction Ventilations Data Sheet

- 1.4 The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

- 2.1 The site is Exchange Square in Manchester City Centre. It is situated to the south of Corn Exchange Manchester and is opposite Selfridges and the Arndale Centre. Is it therefore within the commercial centre of Manchester. The Corn Exchange and the Arndale Centre are Grade II Listed.
- 2.2 Exchange Square itself is a pedestrianised events space and is highly accessible by train, being close to both Manchester Picadilly and Salford Central; and also has its own tram stop on Corporation Street.
- 2.3 The site is within Manchester City Centre and the primary shopping area as defined by the proposals map; and is adjacent to, but outside of, the Conservation Area.

3. Planning History

- 3.1 Application 140115/FO/2024 granted the Temporary erection of a beach club, bar, small food units and seating from 5th June 2024 – 26th August 2024. This application was approved on 16th August 2024 and is for the same development to which this application relates.

4. Development Proposals

- 4.1 The National Design Guide (2019) identifies that “well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are

adaptable to the changing needs of their occupants over time” (para 120-121).

- 4.2 Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:
- 4.3 **Use and Amount:** The proposed use is for a family friendly beach club event for up to approximately 200 people. The proposal will be set up on 28th May 2025. It will then operate from 5th June – 25th August. Removal will begin on 26th August and it will be off-site on 30th August.
- 4.4 **Layout and Scale:** The site will be laid out with the bar as its central focus; along with a number of seating areas and drift wood lodges. There will be 4 units to be occupied by individual food and drink outlets.
- 4.5 **Scale Height & Mass:** The largest structure will be the bar; with single storey lodges, open seating areas and food operators around the site. Crucially, all of the structures are temporary.
- 4.6 **Landscaping:** The proposal does not provide or impact on landscaping.
- 4.7 **Appearance:** The temporary proposals seek to provide a beach club aesthetic, with the timber bar and lodges and covered seating areas and parasols.
- 4.8 **Access & Parking:** The Beach Club is car free due to its highly accessible nature and its function to provide an event in the city centre. It is easily reached by public transport, either by train from Manchester Picadilly and Salford Central; or by the Exchange Square tram stop. Its position also ensures that customers to the

surrounding shops and services can visit as part of their trip to the City Centre.

5. Policy Assessment

- 5.1 **National Guidance:** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application.
- 5.2 The purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 39 of the NPPF states that “Local planning authorities should approach decision on proposed development in a positive and creative way” and “at every level should seek to approve applications for sustainable development where possible”. Paragraph 124 of the NPPF comments that planning should “promote an effective use of land” in “meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions”.
- 5.3 Paragraph 61 confirms the Government’s objective to boost the supply of housing, and paragraph 8 identifies the three objectives of sustainable development, as economic, environmental and social.
- 5.4 Paragraph 131 identifies that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”, whilst paragraph 139 states that significant weight should be given to “outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”

- 5.5 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 and states that planning policies should promote their long-term vitality and viability. The NPPF defines Main Town Centre Uses, which include retail development, leisure, entertainment and more intensive sport and recreation uses including restaurants, bars and pubs and tourism development.
- 5.6 **Principle of Development:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.7 Exchange Square is within the City Centre and primary shopping area Local Plan Policy SP1 states that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living. This is supported by Policy JP-Strat 2 of the Plaes for Everyone Joint DPD. Policy CC1 of the Core Strategy expands on this, encouraging uses including retail, leisure, entertainment, cultural and tourism facilities in the City Centre. CC4 confirms that the City Centre will be the focus for culture and leisure in the City Region, stating that development which improves facilities for visitors, including Manchester residents, will be promoted; and CC10 supports uses which increase the diversity of activity in the City Centre. CC10 specifically refers to family-oriented activity.
- 5.8 The provision of the Beach Club directly supports the aims of the development plan, through the provision of a leisure and tourism facility in the City Centre, which will serve both existing residents and visitors to Manchester.

- 5.9 The Officer's report for the previous temporary permission for the Beach Club stated *"the principle of the development is considered to be appropriate in this case. Exchange Square is regularly used for temporary event spaces such as this"*. As the proposal is for the same event as permitted by that application, with no significant relevant changes to the development plan since that approval, the principle of the development remains acceptable.
- 5.10 **Character and Appearance of the Area:** Exchange Square is within close proximity of a number of Listed Buildings, and is adjacent to a Conservation Area. Policy EN1 of the Core Strategy recognises the City's heritage and rich pattern of activity in the core area and sets out that developers will be expected to consider this. Policy CC9 requires development in Manchester City Centre to preserve or enhance the identified heritage assets; and to support the range of uses the Council expects in a City Centre. Policy DM1 sets out that all development should have regard to the impact on and character of the surrounding area.
- 5.11 The proposal seeks to create an inviting space through a high quality of design of the proposed beach bar, stalls and seating areas. As such, these are appropriate to the City Centre in terms of both use and character, and the event has been carefully considered so as not to detract from the Listed Buildings or the adjacent Conservation Area. In addition, the proposal is temporary, so will be removed in its entirety at the end of the summer period.
- 5.12 The officer's report for the previous temporary consent recognised the quality of the structures. The report also referred to a certain amount of visual clutter, but concluded that as all works were temporary and reversible, this would not conflict with the development plan.

- 5.13 As such, the proposal to re-erect the beach club for a similar temporary period is also acceptable in terms of its impact on the character and appearance of the surrounding area, including the heritage assets.
- 5.14 **Residential Amenity:** Policy CC10 states that new uses in Manchester centres should support both the day time and evening/night time economies and that the proposed use should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance.
- 5.15 Exchange Square is highly accessible and is within the existing primary shopping area and city centre. The proposed Beach bar would be akin to the shops and restaurants in the vicinity.
- 5.16 The proposal would include recorded music playing from 11am – 11pm. However, the accompanying noise report demonstrates that this will be within the acceptable limits.
- 5.17 The proposal is also accompanied by an alcohol management plan and security plan, to ensure that the event will not result in disturbance.
- 5.18 As such, the proposal will not cause any undue amenity issues.
- 5.19 **Transport and Parking:** Due to the site's position in the city centre, it will be car free. The site is within the City Centre and is accessible by a range of public transport, as well as being close to numerous car parks. It is likely that people visiting the city centre's shops and services will make up a large proportion of those visiting the Beach Club. As such, the proposal would not result in an unacceptable impact on the highways network.
- 5.20 **Refuse Provision:** A refuse storage and collection plan accompanies this application, which demonstrates that the refuse arrangements

will be the same as the 2024 period, with refuse located to the rear of the bar square, close to the collection point. Rubbish will be collected throughout the day and on collection days, will be taken to the collection point. This is considered acceptable in line with the previous arrangements.

6. Conclusion

- 6.1 This statement has demonstrated that the proposed development is acceptable in principle and will provide a high quality visitor destination within Manchester City Centre.
- 6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would contribute the vitality of the City Centre without adverse effect on the character of the area or the amenity of neighbouring residents.
- 6.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

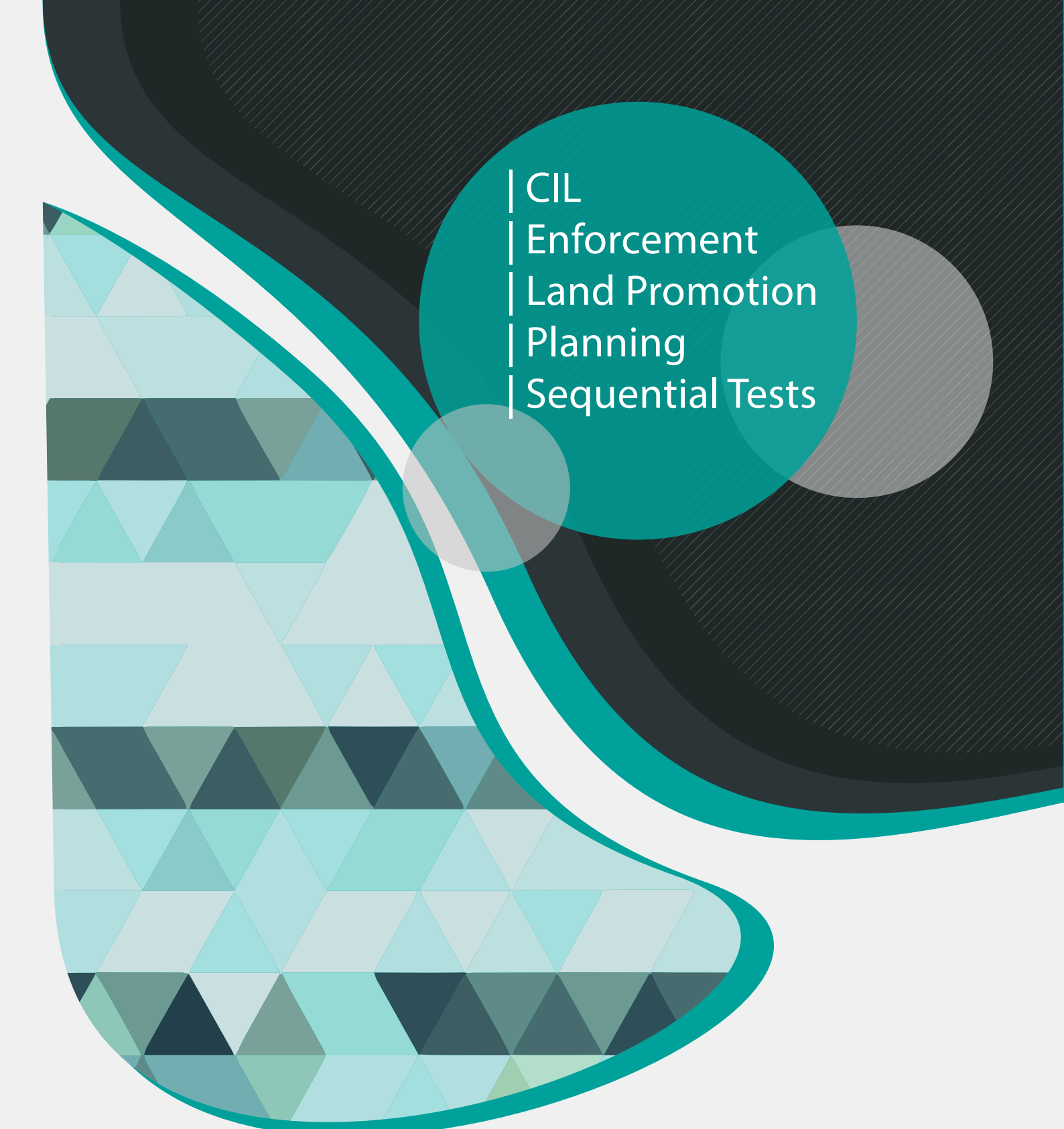


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