



Paul Butler Associates

Planning, Development & Heritage Consultants

20 May 2025

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

25.2138

Dear Mrs Roscoe,

700 Wilmslow Road, Didsbury, Manchester, M20 2DN

Submission of Application for Planning Permission and Advertisement Consent 'Change of use of restaurant (use class E) to public house (sui generis), associated external alterations including removal of existing pergola structure from front elevation, installation of building signage, lighting, awnings, and planters, and provision of external seating areas'

On behalf of our client Kennedy's Didsbury Ltd, please find attached an application for planning permission and advertisement consent for a proposed development at 700 Wilmslow Road, Didsbury, Manchester, M20 2DN. The description of development is 'Change of use of restaurant (use class E) to public house (sui generis), associated external alterations including removal of existing pergola structure from front elevation, installation of building signage, lighting, awnings, and planters, and provision of external seating areas'.

The premises is currently vacant following the closure of 'Cau' restaurant in 2018 and a more recent refurbishment of the building by another restaurant operator which stalled part way through construction. The ground floor of the building is currently in a shell condition and part way through fit out, with glazed pergola type structures erected to the front of the building (including around the entrance area), and within the rear courtyard area.

The premises will operate as a Kennedy's and will be the second premises following on from the first Kennedy's which has operated from Greenwood Street, Altrincham since 2021. The premises will have a traditional theme which will be reflected in the internal and external decoration and design of the public house. It will also include live music.

The hours of opening will be:

- Sunday to Thursday – 1100 to 0000h
- Friday and Saturday – 1000 to 0100h

[Please note the application forms do not allow for the correct break-down of opening hours to be provided].

The proposed development will provide a series of benefits that will have a positive impact on Didsbury District Centre. Positive impacts that the scheme will deliver include:

- Facilitating the reuse of a prominent building which has been vacant since 2018. The public house use reflects the original use of the building, and it will make a positive contribution to the local community as a new place for people to meet and socialise.
- Improving the visual appearance of the external seating areas and opening up views of the historic building by removing the existing pergola structures. Sympathetic external alterations and signage is proposed which reflect the traditional public house character. In turn this will have a positive contribution to the character and appearance of the Blackburn Park Conservation Area.
- Creating employment opportunities during construction stage, and within the public house once it is trading.
- Maintaining disabled/level access throughout the external seating areas.
- Representing a form of sustainable development and providing a series of economic, social and environmental benefits.

Further assessment of the proposal is provided within the supporting Planning and Heritage Statement submitted as part of the planning application.

Application Submission

The application is supported by the following documents and drawings:

Drawings:

- | | |
|------------------|------------------------------------|
| ▪ - | Site Location Plan |
| ▪ KD-01-04 | Front Elevation Existing |
| ▪ KD-01-07 | Side Elevation AA Existing |
| ▪ KD-01-09 | Side Elevation BB Existing |
| ▪ KD-01-01 | Ground Floor Plan Existing |
| ▪ KD-01-11 | Basement Floor Plan Existing |
| ▪ KD-01-05-R3 | Front Elevation Proposed Rev 3 |
| ▪ KD-01-08-R3 | Side Elevation AA Proposed Rev 3 |
| ▪ KD-01-10-R3 | Side Elevation BB Proposed R3 |
| ▪ KD-01-02-R2 | Ground Floor Plan Proposed Rev 2 |
| ▪ KD-01-06-R2 | Notes to Ground Floor Plan Prop R2 |
| ▪ KD-01-02-12-R2 | Basement Floor Plan Proposed Rev 2 |
| ▪ KD-01-02-13 | Basement Floor Plan Notes |
| ▪ KD-01-42 | Sections Through Front Elevation |
| ▪ KD-01-43-R1 | Signage Details |
| ▪ KD-01-44 | Images for reference |

Documents:

- Completed application forms for Planning Permission and Advertisement Consent, and completed ownership certificates.
- Planning and Heritage Statement by Paul Butler Associates.
- Noise Impact Assessment for Planning Purposes prepared by AEC Ltd.

- Crime Impact Statement prepared by Greater Manchester Police Design for Security.
- Waste Management Strategy Proforma.

The application fee (£756) will be paid by the applicant via the Planning Portal during submission.

We trust that this information is sufficient to enable the positive determination of this planning application and we look forward to working with the Council in progressing the application through to determination.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Taylor', written over a horizontal line.

Ralph Taylor BSc MPLAN MRTPI
Director