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Manchester City Council
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13 December 2024

Dear Sir/Madam,

Application for a S.73 amendment to planning permission reference 130256/FO/2021 at Unit 2A Printworks, Withy Gove, Manchester on behalf of XP Factory Plc.

Introduction

On behalf of our client, XP Factory Plc, we are pleased to submit this application under Section 73 of the Town and Country Planning Act 1990, to vary Condition 4 of permission 130256/FO/2021, granted on the 17th May 2021. This amendment seeks to extend the approved operating hours for Unit 2A Printworks.

The application has been submitted via the Planning Portal (Ref: PP-13536241), with the requisite fee of £363.00 paid under separate cover.

The following information is submitted as part of this application:

- Application form and certificates;
- This covering letter.

The Site and Surrounding Area

Boom Battle Bar is the UK's first and only Battle Bar, which combines a bar, food offering and an entertainment Battleground with competitive gaming, including axe throwing, karaoke, shuffleboard, American pool and augmented reality darts.

The site is located along the Dantzic Street elevation of Printworks. The Printworks building is occupied by a range of commercial units, including food and drink outlets, such as Wagamama, Hard Rock Café and Wetherspoons, in addition to other leisure uses such as Treetop Golf, Vue Cinema, Tempin (bowling), and Nuffield Gym.

Moreover, several late night leisure and entertainment destinations are located within vicinity of the site. Details of which are provided in Table 1 overleaf.

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Table 1: Examples of Existing Late-night Operators in the Local Area

Venue	Use	Hours of Opening	Distance from the site
Cargo Nightclub	Nightclub	Tuesday: 4pm – 4:00am Thursday: 4pm – 4:30am Friday: 4pm – 4:30am Saturday: 12pm – 4:30am Sunday: 4pm – 4:30am	Less than 100 metres from the site
The MCR Lounge	Nightclub	Friday: 12pm – 5am Saturday: 12pm – 7am Sunday: 12pm – 7am	Less than 100 metres from the site
Gyroland UK	Take-away	Monday: 3pm – 3am Tuesday: 3pm – 3am Wednesday: 3pm – 3am Thursday: 3pm – 3am Friday: 3pm – 3am Saturday: 3pm – 3am Sunday: 3pm – 3am	Less than 200 metres from the site
Roxy Ball Room	Bar	Monday: 12pm – 12am Tuesday: 12pm – 12am Wednesday: 12pm – 12am Thursday: 12pm – 12am Friday: 12pm – 1am Saturday: 11am – 1am Sunday: 11am – 12am	Less than 200 metres from the site
The Seven Stars (JD Wetherspoon)	Public House	Monday: 8am – 12pm Tuesday: 8am – 12pm Wednesday: 8am – 12pm Thursday: 8am – 12pm Friday: 8am – 2am Saturday: 8am – 2am Sunday: 8am – 12pm	Less than 200 metres from the site
The Washhouse	Public House	Monday: 4pm – 1am Tuesday: 4pm – 1am Wednesday: 4pm – 1am Thursday: 4pm – 1am Friday: 12pm – 2am Saturday: 12pm – 2am Sunday: 12pm – 11pm	Less than 200 metres from the site
Tank and Paddle	Bar	Monday: 12pm – 11pm Tuesday: 11am – 11pm Wednesday: 11am – 11pm Thursday: 11am – 11pm Friday: 11am – 2am Saturday: 10am – 2am Sunday: 10am – 11pm	Less than 100 metres from the site

The site lies within the Manchester City Centre and Regional Centre boundaries as defined on the adopted proposals map.

Background

Previously, the site operated as a nightclub under planning permission ref. 040501. However, in May 2021, planning permission 130256/FO/2021 was granted to allow a change of use from a nightclub (sui generis) to Use Class E, facilitating a mixed-use space for indoor recreation with an ancillary restaurant, café, and bar. The Boom Battle Bar opened in June 2022 and has since become a key leisure venue within the Printworks, enhancing the City Centre's entertainment and leisure offering.

Currently, the facility operates between 10:00 - 02:00 Monday through Saturday, and 11:00 - 23:30 on Sundays.

The Licence Authority has recently approved the extension of the licensable activity at the premises (license number 263940) to 12:00 to 2:00 Sunday through Thursday, and 12:00 to 03:30 on Fridays and Saturdays. We are therefore seeking to amend Condition 4 to align with these hours.

Proposed Amendment to Condition 4

Condition 4 outlines the opening hours to which the premises must accord, and states:

> *"The premises shall not be open outside the following hours:-*
>
> *Monday to Saturday 10:00 - 02:00*
>
> *Sundays and Bank Holidays 11:00 - 23.30"*

To reflect the recent licensing updates, it is requested that Condition 4 be amended as follows:

> *"The premises shall not be open outside the following hours:-*
>
> *Sunday to Thursday 12:00 – 2:00*
>
> *Friday and Saturday 12:00 – 3:30"*

Policy Considerations

The development plan for Manchester City Council comprises the Manchester Core Strategy Development Plan Document (adopted July 2012), extant Unitary Development Plan ('UDP') Policies (adopted July 1995) and Places for Everyone Plan (adopted March 2024).

The proposed amendments are consistent with Manchester City Council's Core Strategy, specifically:

- Policy SP 1 'Spatial Principles' states that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity.
- Policy CC4 'Visitors – Tourism, Culture and Leisure' confirms that the City Centre will be the main focus for culture and leisure in the City Region and development which improves facilities for visitors, including Manchester residents, will be promoted.
- Policy C1 'Centre Hierarchy' confirms that the City Centre is the regional focus for commerce, culture, leisure and tourism.
- Policy C10 'Leisure and the Evening Economy' confirms that new development and 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. It also sets out that when considering the impact of a proposed bar, regard will be had to:

- The existing number of similar establishments in the immediate area and their proximity to each other;
- The type and characteristics of other uses, such as housing, shops and public houses;
- The existence of vacant shop units and the condition of the unit;
- The importance of the location for local shopping, and the number, function and location of shops that would remain to serve the local community;
- The character of the centre and its frontage, and the nature of the use proposed;
- The potential impacts of the proposal on the wider community; and
- Any known unresolved amenity, traffic or safety issues arising from existing uses in the area.

- Policy DM 1 'Development Management' considers effects on amenity, including noise and traffic, relevant for late-night venues in urban settings.

Policy DC26.1 'Development and Noise' of the UDP specifically supports measures to reduce noise impact on nearby residents, noting that new developments should either minimise noise or be compatible with existing noise conditions.

Also, Policy JP-Strat2 'City Centre' of the Places for Everyone plan which focuses on the City Centre states that the City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester.

Planning Assessment

The policy framework strongly supports concentrating economic, cultural, leisure, and tourism activities within the City Centre, establishing it as the primary hub for commerce and the night-time economy in Greater Manchester. Policies including SP1, CC4, and C1 emphasise the City Centre's role as the regional focal point for development that enhances facilities for both residents and visitors.

Policy C10 encourages night-time economy uses that promote vitality and inclusivity while considering cumulative impact, residential amenity, and balance with daytime uses. It also highlights that proposed uses in the City Centre should not create unacceptable impact on neighbouring uses in terms of noise and traffic.

The site currently operates as a bar within the Printworks complex. The Printworks comprises a mixed-use area which contains a host of both daytime and late-night destinations and whilst opening times vary, they are broadly as set out below:

- Monday to Thursday: 06:00 – 02:00;
- Friday: 06:00 – 04:00;
- Saturday: 07:00 – 04:00; and
- Sunday: 08:00 – 02:00.

Moreover, the surrounding area contains a range of late-night activities with many units operating until 3:00 am or later. For example, Cargo Nightclub operates until 4:30 am on most nights, and a recent permission for another Printworks unit allows operation until 2:30 am Monday to Saturday, and 00:30 am on Sundays.

The proposed extension of opening hours aligns with the character and operating hours of the local vicinity. Given that the application site already operates as a bar, the extension of opening hours won't impact the vitality and viability of the City Centre.

The proposed extension to the hours of operation is not considered to generate a detrimental impact with regard to noise and disturbance, especially when compared to the established use of the site and late night activities associated with its location.

The nearest residential property (33-39 Withy Grove) is approximately 142 meters to the south-east of the site. Whilst it is within proximity, the location of Boom Battle Bar within the Printworks Complex means that associated noise will be contained within the complex, with several units located between the site and the residential building.

Therefore, based off the above it is considered that the hours of operation are in keeping with Development Plan policies SP1, CC4, C1 and C10.

Summary and Conclusion

This Section 73 application seeks to amend Condition 4 to reflect the recently approved licensing permissions at the site.

This will not only support the vitality and viability of the City Centre, but maintain the Printworks' competitive nightlife offerings. We believe the minor adjustments align with both planning policies and local operating practices, enhancing the Printworks' value as a City Centre entertainment hub.

I trust the enclosed information will be sufficient to validate the application. Should you have any queries or require any further information please do not hesitate to contact me.

Yours faithfully



Megan Douglas
Senior Planner