

SMB

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Planning
Manchester City Council
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BY E MAIL ONLY

SMB/ijb/2024/11

Dear sir,

PROPOSED CHANGE OF USE OF GROUND, BASEMENT AND SUB-BASEMENT FLOORS FROM RETAIL (CLASS E) TO TATTOO STUDIO (SUI GENERIS) TOGETHER WITH PROPOSED CHANGES TO SIGNAGE AT 9 SOUTH KING STREET, MANCHESTER M2 6DG.

On behalf of my clients, Bull Riders of Montana Limited, I attach all the required documentation comprising a planning application for the above-mentioned development as identified above. In addition to this covering letter the application comprises:

- Completed application forms.
- Site location and block plans (scale 1:1250 & 1:500 respectively)
- Floorplans as existing and as proposed
- Drawings of the elevations as existing and as proposed
- Design and Access Statement
- Heritage Statement
- Waste Management Plan
- Photographs
- CIL Questionnaire

The statutory fee of £743.00 has been paid electronically via the Planning Portal.

The applicants currently operate tattoo studios in London known as "The London Social." Their proposed occupation of the ground, basement and sub-basement floors at 9 King Street, Manchester (to be known as The Manchester Social") would represent their first studio outside the capital city.

The ground floor and the two basement floors at the application site has been in retail use for many years and is currently occupied by the Vintage Football Store whose lease expires in late August 2024. They will be vacating at the end of their lease.

The property is located within Manchester City Centre and the St Anns Square Conservation Area. Being located on the north-east corner of the South King Street/Ridgefield (pedestrianised) junction the ground floor unit benefits from two street-frontages – an important benefit for any occupier in attracting business.



Class E includes *“any other services which it is appropriate to provide in a commercial, business or service locality”*. A tattoo studio could well fall within this definition. However, a tattoo studio is not specifically mentioned in the Use Classes Order either under Class E or the specific list of uses under the heading Sui Generis. There is also the point made in the Use Classes Order that *“other uses become ‘sui generis’ where they fall outside the defined limits of any other use class”*. Hence the “grey area”.

A tattoo studio involves visiting members of the public paying for a service administered on site by an employee or a freelance tattoo artist. The use not only provides a service to visiting members of the public but also provides employment for 10 people, such a use is one which generates employment. It therefore follows that, the proposal is wholly appropriate to a city centre location, even though it is generally seen as being a sui generis use – hence the planning application.

The City Centre accommodates a range of uses and Policy CC1 of the Core Strategy provides for *“a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities.”* Furthermore, Policy CC10 refers to the City Centre developing *“as a location which appeals to a wide range of residents and visitors.”* The Policy recognises that this will be achieved through, inter alia, *“uses which increase the diversity of activity in the City Centre”*.

The use of what will become a vacant Class E (retail) unit by the end of August 2024 for a tattoo studio, within the City Centre represents an effective and appropriate use of space which would contribute to the city's economic growth and employment priorities in accordance with the development plan and the National Planning Policy Framework (December 2023) which, inter alia, seeks to:

- build a strong and competitive economy,
- ensure the vitality of town centres, and
- make effective use of brownfield sites.

It is important to emphasise that there will be no material external alterations to the building and therefore the proposals will have minimal, if any impact on heritage assets namely the Grade II listed building to the west (nos. 1 to 5 South King Street) in particular and the Conservation area in general.

In the meantime, I trust that the application is complete and will be registered and validated as soon as reasonably possible.

Yours faithfully,



Simon Birnbaum BA Dip UPI MRTPI
Director
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