



17 Quay Street, Manchester M3 3HN

Planning, Design and Access Statement

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1.0 Introduction

1.1 Summary

- 1.1.1 This Planning Statement has been prepared by Monmouth Planning Limited on behalf of the applicant, Lina Stores QS Ltd. The purpose of this statement is to explain the proposed development and examine the planning matters relating to the scheme being proposed at Unit B Quoin, 17 Quay Street, Manchester M3 3HN.
- 1.1.2 This planning application is made under the Town and Country Planning Manchester City Council, via the Planning Portal under the reference: PP-13086405.
- 1.1.3 The proposed description of development is as follows:

'Dual/alternative use of ground floor Unit B for either Class E (a and b) or bar sui generis use.'

1.2 Planning Statement

The purpose of this statement is to examine the planning issues raised by the proposals. The proposed Class E (a, b) use is already established under planning permission 135294/FO/2022 granted on 4th January 2023.

- 1.2.1 The statement also provides a comprehensive analysis of the relevant planning policy framework at national, strategic and local levels. This planning statement is structured as follows:

Section 1: Introduction
Section 2: The Application Site and Surrounding Area.
Section 3: The Proposal.
Section 4: Planning Policy
Section 5: Planning Considerations; and
Section 6: Conclusion

1.3 Supporting Application Documents

- 1.3.1 This planning statement should be read in conjunction with the following additional documents, which accompany the application:

- Planning Application Form
- Site Location Plan
- Existing Drawings
- Proposed Drawings
- Crime Impact Statement

2.0 The Application Site and Surrounding Area

2.1 Site Description & Location

- 2.1.1 The application site, 17 Quay Street, Manchester, is located on the western side of Quay Street at the junction with Byrom Street. The application site relates to a 6-storey modern office building. The building is not listed but is located within the Deansgate Conservation Area. Adjacent to the site are several listed buildings including 12 and 15 Byrom Street and 5-9 Artillery Street which are Grade II listed and the Grade II* Listed Court House.
- 2.1.2 The building has recently been refurbished to provide new Class E uses at basement, ground and upper floor levels. The ground floor is vacant and has consent for Class E (a, b) use.
- 2.1.3 Quay Street is a commercial street located within the busy city center. Quay Street comprises a mix of retail, restaurant and bar uses at ground floor level with a mix of offices and hotel uses on the upper floor of the neighboring buildings. The nearest residential properties are located to the South of the site at Artillery House.

2.2 Relevant Planning History

- 2.2.1 Manchester City Council's online planning records include the following planning history.
- 2.2.2 Planning permission 135294/FO/2022 was granted on 4th January 2023 for the refurbishment of the existing building including the introduction of new fenestration, refurbishment of the existing curtain wall, infill of double height recessed bays, new entrances, creation of new amenity space at roof level and the introduction of Class E (a,b) use to the ground floor.
- 2.2.3 Approval of details application CDN/24/0120 was granted on 21st March 2024 for the discharge of condition 18 (signage Strategy) attached to planning permission 135294/FO/2022.
- 2.2.4 Approval of details application CDN/23/0756 was granted on 22nd February 2024 for the discharge of condition 3 (Materials) attached to planning permission 135294/FO/2022.

3.0 The Proposal

- 3.1.1 Planning permission is sought for the dual/alternative use of part of the ground floor of Unit B, Quoin, 17 Quay Street for either Class E (a, b) use or for bar sui generis use.
- 3.1.2 The ground floor has planning permission for Class E a, b use which was granted on 4th January 2023. The physical works associated with this planning permission has been implemented and the applicant proposes to implement the restaurant use within Unit A. The applicant, Lina Stores Ltd, is proposing to occupy the whole of the ground floor, however they are proposing to offer restaurant use in the main retail space and a bar use within the smaller unit adjacent. This application therefore only relates to part ground floor level Unit B as outlined in red on the enclosed plans.
- 3.1.3 The proposed hours of operation for the bar use will be.
- Monday to Saturday 7am to 2am the following day.
 - Sunday and Bank Holidays 7am to midnight.
- 3.1.4 The above hours are consistent with the approved hours as set out in condition 5 of planning permission 135294/FO/2022. The applicant is agreeable to conditions being imposed which align with the conditions granted under planning permission 135294/FO/2022.

4.0 Planning Policy

4.1 Government Guidance

- 4.1.1 Section 38(6) of the Planning and Compulsory Purchase Act states that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise.
- 4.1.2 The statutory development plan for the application site comprises the following documents:
- National Planning Policy Framework
 - Adopted Core Strategy for the City of Manchester and
 - Saved policies within the Unitary Development Plan of the City of Manchester.
- 4.1.3 The National Planning Policy Framework (NPPF) was adopted in March 2012 and updated in 2018, 2019, 2021 and in September and December 2023. At the core of the NPPF is a presumption in favour of sustainable development which should be at the heart of both plan making and decision taking. The NPPF outlines the planning systems three overarching objectives to achieving sustainable development which are interdependent and need to be pursued in mutually supportive ways. The three objectives include economic, social and environmental.
- 4.1.4 The NPPF guides Local Planning Authorities (LPA) to adopt a pro-active approach to considering planning applications and should apply a 'presumption in favour of sustainable development'. The following sections of the NPPF are considered to be relevant in the determination of the proposed scheme:
- Building a strong, competitive economy: The NPPF seeks that LPA's planning policies are flexible enough to accommodate needs not anticipated in the plan, allow for new flexible working practices (such as live-work accommodation) and to enable a rapid response to changes in economic circumstances.
 - Conserving and Enhancing the Historic Environment: The NPPF seeks to ensure that LPA's plan positively for the conservation and enjoyment of the historic environment. In determining planning applications, local planning authorities should take account of:
 - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.1.5 In addition to the above, further detailed national planning guidance is provided online via the Government's 'Planning Practice Guidance' published in 2016 and last updated in February 2024. The extensive document is continually updated to reflect recent changes in legislation and ministerial statements and sets out the government's planning policies for England and how these are expected to be applied.

4.2 Adopted Core Strategy for the City of Manchester (2012)

4.2.1 The Core Strategy was adopted in 2012. The following policies of the Core Strategy apply to the consideration of this development:

- Policy SP1 Spatial Principles
- Policy EN19 Waste
- Policy DM1 Development Management

4.3 Policies of the UDP for the City of Manchester

4.3.1 Manchester City Council's UDP (adopted July 1995). The saved policies for this development include the following:

- Policy DC18.1 Conservation Area
- Policy DC26 Development and Noise

4.4 Place for Everyone (2024)

4.4.1 The Places for everyone documents were adopted in March 2024. The relevant policies are listed below:

- Policy JP-Start2 City Centre
- Policy JP-J1 Supporting Long-Term Economic Growth
- Policy JP-P4 New retail and Leisure uses in Town Centre's

5.0 Planning Considerations

5.1 Land Use

- 5.1.1 The legal framework for determining planning applications is set out in section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. These state that a local planning authority must have regard to the provisions of the development plan and other relevant material considerations when considering an application for planning permission; and that determination of the application must be in accordance with the development plan unless material considerations indicate otherwise.
- 5.1.2 The development plan for the purpose of this application comprises policies contained within the NPPF and the City of Manchester Adopted Core Strategy and saved policies within the UDP.
- 5.1.3 The proposals seek to introduce bar use at ground floor level with the flexibility to revert back to a Class E (a,b) use without the need for the applicant re-applying for planning permission to revert back to a restaurant or retail (Class E a,b) use in accordance with Part 3, Class V of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which will allow the ground floors to change between the two uses for 10 years without further planning permission.
- 5.1.4 The unit has a permitted Class E (a, b) use as such the principle of an entertainment use proposed in this location has been established and the issues solely relate to the proposed bar use of unit B. The applicant is proposing to open the premises in accordance with the approved hours granted under planning permission 135294/FO/2022. The unit is small accommodating only 60 covers and is not therefore a large bar use. This part of the City Center is characterised by entertainment uses; therefore, this application will seek to enhance the character and function of the local area.
- 5.1.5 The applicant proposes to implement the use in accordance with the Crime Impact Statement accompanying this application package and approved pursuant to planning permission 135294/FO/2022.
- 5.1.6 Overall it is considered that the proposals will enhance the character and function of the local area by providing a small and intimate bar use alongside the approved restaurant use within the same building.

5.2 Amenity

- 5.2.1 Policy DC26 seeks to use the development control process to reduce the impact of noise on people living and working in the City. The surrounding area is mixed in use which includes many commercial properties as well as residential properties located to the south at Artillery House. The upper floors of the building will be retained as offices and the larger retail unit will be retained for retail/restaurant use. There will be no increase in floor space, only 180sqm (GIA) will be converted for bar use. Given the small size of the unit it is considered that the proposals will not give rise to any significant impacts upon residential amenity.
- 5.2.2 Given the busy city center location of the application site it is considered that the introduction of a small bar use at ground floor level is compatible with the neighbouring uses and will not give rise to any adverse impact upon amenity in terms of noise and disturbance.
- 5.2.3 The applicant is agreeable to conditions being imposed with regards to fumes, hours, deliveries, noise and waste in line with the conditions set out in planning permission 135294/FO/2022 granted on 4th January 2023.

5.3 Design

- 5.3.1 The proposals do not include any external alterations.
- 5.3.2 Car parking and cycle parking will remain as permitted under planning permission 135294/FO/2022.

5.4 Access

- 5.4.1 No external works of alteration are proposed to the shopfront, access to the premises will be as permitted under planning permission 135294/FO/2022.

5.5 Refuse

- 5.5.1 Refuse will be stored at basement level within the premises as shown in the attached drawings.

6.0 Conclusion

- 6.1.1 To conclude, this application seeks planning permission for the dual/alternative use of the ground floor for either Class E (a, b) or for Bar (sui generis) use.
- 6.1.2 The proposals present an opportunity to introduce a complementary use to the local area providing for a small intimate bar use. Which will ensure the long-term future of the premises and provide the flexibility required to continue operating in this area, which is characterised by its mix of takeaway, bar and restaurant uses.
- 6.1.3 The proposals will secure the viable and sustainable use of the existing building and will make provision for a high-quality entertainment use and are in accordance with the Council's adopted planning policies.