

Our Ref: 24184/MS/gc
Your Ref: 299260/BJ1
Email: mshearman@firstplan.co.uk

Broadwall House 020 3096 7000
21 Broadwall info@firstplan.co.uk
London SE1 9PL firstplan.co.uk

22 April 2024

Gerry Reilly
Manchester City Council
Planning, Building Control and Licensing
Manchester Town Hall
M60 2LA

Dear Gerry,

**VARIATION OF CONDITION 5 ATTACHED TO PERMISSION REF: 126361/FO/2020
THE BOX, UNIT 2, 125 DEANSGATE, MANCHESTER, M3 2BY**

We have been instructed by our client, ARC Inspirations Ltd., to submit the enclosed application to vary condition 5 (operating hours) of application 126361/FO/2020. This was approved on the 1st July 2020 and allowed for the following:

“Change of Use Application of previously approved Retail Unit 1, at ground floor and first floor into Bar/Restaurant (A4/A3 Use)”

The following documents are enclosed in support of this application:

- Completed Application Forms;
- Site Location Plan;
- Decision Notice (Ref: 12361/FO/2020);

The opening hours of the premises are currently restricted by condition 5 to between the hours of 10:00am to 02:00am on Monday to Saturday, and between 10:00am and midnight on Sundays and bank holidays. This application seeks to vary the hours of use, extending the opening hours to allow a slightly later opening throughout the week, that is consistent with their licenced premises hours. The revised wording of condition 5 is therefore as follows:

“The premises shall not be open outside the following hours: - 10:00am to 03:30am Monday to Sunday”

Deansgate and the surrounding streets in Manchester City are characterised by bars and restaurants at ground floor level, many of which are open until 3am and later. The applicant is seeking to extend their opening hours by one additional hour, so that their permitted hours of use match up with the hours permitted on their premises licence, and also what many of the neighbouring bars in the area are doing. The modest increase will enable them to serve drinks, and provide live music DJ's etc, for one additional hour until 3am, and then 30 minutes to allow patrons to leave the premises after this. This matches up with the hours recently applied for on their premises licence and will ensure consistency between the two.

In terms of relevant policy guidance, Manchester policies note that planning decisions must not erode the amenity of surrounding uses or the site itself. The proposals fully comply, not least because the proposed use is only a marginal increase to the existing hours, but also matches up with the hours of the neighbouring bars in the area, which is

established in terms of late-night operations. There are no sensitive residential uses in close proximity to the site, and it is a part of town where nighttime uses of this nature are specifically encouraged.

The applicant recently received a letter from the Councils planning department advising an application would need to be submitted to ensure consistency with the licence, and this application therefore seeks the requisite consent to regularise the hours. The police have been consulted on the proposed hours as part of the premises licence application process raising no objections, and there have also been no complaints from any neighbours so the proposed hours should be deemed entirely acceptable.

For the avoidance of doubt, no other changes to the conditions on the extant permission are proposed. We therefore trust the council will share our view that the proposals are in accordance with the identified planning policy, and that the extended hours will not have any detrimental impact on the surrounding amenities and should, therefore, be supported. In the meantime, should you require any further information please do not hesitate to contact me.

Yours faithfully,



MARK SHEARMAN
Director