

Application Number/s: 134319/FO/2022

Applicant: PB Manchester Ltd

Agent: Creative Architecture Limited

Location: 23 Peter Street, Manchester, M2 5QR

Proposal: External alterations to front and side façade to facilitate creation of partially enclosed balcony/terrace area.

Ward: Deansgate Ward

Description of Site and Surrounding Area

Building

The application relates to 23 Peter Street, with the building's current use as a Sui Generis (p) Public House, Wine Bar, Drinking Establishment to both ground and first floor. The building was constructed in 1884 as 'The Grand Circus' with a three-storey auditorium. Subsequently, the building was used as a theatre and a place of worship. In 1970 the building was significantly altered and converted to a restaurant.

The building's front elevation is currently occupied by ground floor bar frontage with a first/second floor monolithic brick punctuated by blocked up windows. The side and rear elevations have been eroded in terms of their original appearance, but retain some character with elements of the building's historical uses, such as a theatre.

Listed Building

N/A

Surrounding Area (including Conservation Area)

The application building is located on the north side of Peter Street, a major east-west thoroughfare through the city centre of Manchester. The building occupies the west end of a city block and is bound by Bootle Street to the north, Albert Hall to the east, Peter Street to the south and Jerusalem Place to the east. The building is in a historically sensitive location and is within the setting of Grade II listed Albert Memorial Hall and within the Deansgate Conservation Area. The surrounding area is characteristically dense city centre in character with midrise and high-rise buildings of various ages and architectural style.

Description of Proposal

The application seeks permission for alterations to the front and side elevations (first/second floor) to facilitate the creation of a set-back first floor dining terrace. An original iteration of the scheme proposed cladding the brick to first/second floor with fibre cement cladding. However, this element of the proposal has been removed and the intention is now to retain/repair/replace with like for like red brick as existing.

Three large openings are to be created, enlarging existing but boarded up openings to the front elevation. Two additional smaller openings will be created to each end of

the front elevation with modest reveals matching the size of the three larger openings. Glass balustrades are to be inserted into the openings.

The Planning Submission

The application is supported by the following information:

- Application Form
- Location Plan
- Existing & Proposed Plans and 3D Renderings
- Acoustic Assessment
- Management Strategy

Publicity LBC

Site Notice/s Posted and Dates: Posted 29 July 2022, Expired 19 August 2022

Press Adverts Published and Dates: Advertised 29 July 2022, Expired 23 August 2022

Neighbour Notification: Notified 27 July 2022

Representations Received: None

Consultations

Highway Services

No objection subject to informative regarding licencing.

Environmental Health

Requested amendments and clarifications to acoustic assessment and management strategy, which were duly made and accepted.

Recommended that condition is secured relating to External Area Management, Acoustic Verification.

Ward Councillors

No comments received.

Greater Manchester Police

No objection subject to recommendations that should be added as an informative.

Greater Manchester Ecology Unit

No comments received

Urban Design & Conservation

Requested amendments to the proposed scheme (removal of cladding and retention/repair of red brickwork). This was agreed by the applicant and amended plans received.

Additional information required that can be secured by way of condition.

Policy

The Development Plan

The Development Plan consists of: The Manchester Core Strategy (2012); and Saved policies of the Unitary Development Plan for the City of Manchester (1995). The Core Strategy is the key document and sets out the long-term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved. Planning applications in Manchester must be decided in accordance with the Core Strategy and saved UDP policies as directed by section 38 (6) of the Planning and Compulsory Purchase Act 2004 unless material considerations indicate otherwise.

The relevant policies within the Core Strategy are as follows:

Policy SP1 'Spatial Principles' – This policy sets out the key spatial principles which will guide the strategic development of Manchester to 2027.

The regional centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high-quality city living.

The city is covered by regeneration areas including the City Centre. All development should have regard to the character, issues and strategy for each regeneration area as described in the relevant Strategic Regeneration Framework (SRF).

Development in all parts of the city should make a positive contribution to neighbourhoods of choice, which includes:

- Creating a well-designed place that enhances or creates character
- Makes a positive contribution to the health, safety, and wellbeing of residents
- Considers the needs of all members of the society
- Protects and enhances the built and natural environment
- Minimises emissions, ensures efficient use of natural resources and previously developed land
- Improves access to jobs, services, education and open space by being located to reduce the need to travel and provides access to sustainable transport

Policy CC1 'Primary Economic Development Focus: City Centre and Fringe' –

The City Centre is a strategic economic location and focus of employment growth in the city and the city region.

Provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities will be encouraged in the city centre, in line with Policy C1, to support the development of a vibrant employment location attractive to businesses, employees and visitors to the city centre.

Policy CC4 ‘Visitors – Tourism, Culture and Leisure’ – The city centre is to be the focus for culture and leisure in the city region. Proposals to improve the appearance, use and accessibility of all cultural and visitor attractions and associated facilities will be supported. The improvement of facilities for business visitors will also be supported.

Policy CC9 ‘Design and Heritage’ – Development in Manchester city centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Policy CC10 ‘A Place for Everyone’ – The city centre will develop as a location that appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through uses which increase the diversity in the city centre, with an emphasis on family-orientated activity, and high standards of accessibility to buildings across spaces in the city centre.

Policy C1 ‘Centre Hierarchy’ – The city centre is the regional focus for commerce, culture, leisure, and tourism. The city centre has a need for additional convenience retail to meet the needs of a growing residential population.

Policy C10 ‘Leisure and Evening Economy’ – 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, subject to considerations of:

- Cumulative impact – In areas where there is already a concentration of bars and similar and other night-time uses which are detrimental to the character and vitality of the centre.
- The proposed redevelopment should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance.
- New uses in Manchester should support both daytime and night-time uses and not undermine the role of the primary shopping centre

Policy EN3 ‘Heritage’ – Development must be designed so as to support the LPA in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and building of acknowledged importance, including conservation areas and listed buildings.

Policy DM1 ‘Development Management’ - All development is expected to have due consideration to a variety of issues that may impact the amenity of the surrounding area. These include:

- Design and appearance (siting, layout, scale, form, massing, materials, detail)
- Impact on Surroundings (design, scale, appearance, character, history)
- Amenity (Privacy, noise & vibration, light, air quality, odours, litter, vermin, birds, road safety and traffic generation)
- Accessibility (disabled access and access to sustainable transport)
- Community safety and crime prevention
- Design for Health
- Internal accommodation and external amenity space provision
- Refuse storage and collection
- Vehicular access and parking
- Effects on biodiversity, landscape, archaeological or built heritage
- Green infrastructure (public and private)
- Flood risk and drainage
- Hazardous installations

Relevant saved policies from the Unitary Development Plan are as follows:

Conservation Areas (18) – The LPA will give particularly careful consideration to development proposals within Conservation Areas. The LPA will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following (relevant) issues:

- The effect of major changes to the appearance of existing buildings
- The desirability of retaining existing features, such as boundary walls, gardens, trees etc.

Listed Buildings (19) – In determining planning applications for development having an impact on buildings of special architectural or historic interest (including listed buildings), the LPA will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. DC19.1(d) states that the LPA will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in the vicinity, control over the use of adjacent land and where appropriate, by the preservation of trees and landscape features.

Development and Noise (26) - The LPA intends to use the development control process to reduce the impact of noise on people living in, working in and visiting the city. The LPA will consider the effect of new development proposals which are likely to be generators of noise and the implications of new development being exposed to existing noise sources which are effectively outside of planning control.

Development likely to result in unacceptably high levels of noise will not be permitted in residential areas.

Where a new proposal might generate potentially unacceptable levels of noise, it may require the applicant to provide an assessment of likely impact and of the measure proposed to deal satisfactorily with it.

Other Material Considerations

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2), pedestrians and cyclists. It also promotes a safer environment through Secured by Design principles, appropriate waste management measures and environmental sustainability. Sections of relevance are:

Chapter 2 ‘Design’ – outlines the City Council’s expectations that all new developments should have a high standard of design making a positive contribution to the City’s environment;

City Centre Strategic Plan 2015-2018 (March 2016)

On the 2 March 2016 the City Council’s Executive approved the City Centre Strategic Plan which seeks to provide an up-to-date vision for the City Centre within the current economic and strategic context along with outlining the key priorities for the next few years for each City Centre neighbourhood. This document seeks to align itself with the Manchester Strategy (January 2016) along with the Greater Manchester Strategy. Overall the City Centre plan seeks to “shape the activity that will ensure that the City Centre continues to consolidate its role as a major economic and cultural asset for Greater Manchester and the north of England”.

Manchester Strategy (January 2016)

The strategy sets the long-term vision for Manchester’s future and how this will be achieved. An important aspect of this strategy is the City Centre and how it will be a key driver of economic growth and a major employment centre. Furthermore, increasing the centre for residential is fundamental along with creating a major visitor destination.

National Planning Policy Framework (July 2021)

The revised NPPF re-issued in July 2021. The document states that the ‘purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the ‘objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs’ (paragraph 7). In order to achieve sustainable development, the planning system has three overarching objectives – economic, social and environmental (paragraph 8).

Section 4 – Decision-making – States that local planning authorities should approach decisions on proposed developments in a positive and creative way, making use of pre-application discussions etc. In addition, applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance, the proposal will be assessed on up to date development plan and any other material considerations. The applicant made use of pre-application discussions and a site visit.

Section 12 – Achieving well-designed places – Planning decisions should ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change
- Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks.
- Create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to

- Design which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes
- Outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in the area, so long as they fit in with the overall form and layout of their surroundings.

Section 16 – Conserving and enhancing the historic environment – In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the

potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and case law has considerable importance and weight should be given to any impact upon a designated heritage asset but in particular upon the desirability of preserving the setting with a strong presumption to preserve the asset.

Section 72 of the Act requires the LPA to, during the assessment for planning permission, exercise due respect to any buildings or other land that falls within a designated conservation area. Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area.

Equality Act (2010)

S149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Assessment

Principle of Development

The proposed development will provide for additional seating/capacity within an existing bar within Manchester City Centre. The proposal will likely contribute to the night-time economy within the city centre and promote/encourage a sense of place. Leisure and entertainment venues are encouraged within the city centre, subject to due consideration to other externalities/policies. As such, subject to further assessment of more specific issues, the proposal is acceptable in principle by virtue of being consistent with Core Strategy policies SP1, CC1, CC4, C1 and C10.

Design and Appearance (Conservation Area)

The application proposes alterations to a building proximate to listed buildings and within the Deansgate Conservation Area. The original submission proposed what would be considered a 'major change' to its appearance, by virtue of the wholesale recladding of the brick to the first/second floors, including principle (front) elevation.

The LPA and applicant discussed the potentially negative impact this could have on the character and setting of the Deansgate Conservation Area. The proposals were subsequently amended so that the existing red brick will be retained and repaired where necessary, having a more neutral impact on the setting of nearby listed buildings and the Conservation Area.

The proposed enlargement of existing blocked up windows to the front elevation would have a neutral to modestly beneficial impact on the appearance of the listed building, with high quality glazing expected to the proposed balustrades. The final detail and appearance of the balustrades is to be conditioned.

Overall, the proposed appearance of the building would be only modestly changed, with the proposal having neutral or less than substantial impact on the character/setting of any identified designated heritage assets. The proposed alteration would bring the currently disused first floor part of the application property into a viable use and will have a positive impact on the appearance of the building itself.

As such, the proposal is consistent with Manchester Core Strategy policies SP1, CC9, EN3 and DM1, saved Unitary Development Plan policies DC18.1 and DC19.1 and Sections 12 and 16 of the National Planning Policy Framework in terms of design, appearance and impact on heritage assets.

Amenity Impacts – Noise

The proposed development may lead to a change in the noise profile in the area, given the existing/retained use of the building and alterations/opening of areas of external fabric. The application was accompanied with an Acoustician Report and a Management Strategy, with the aim of demonstrating that the proposed alterations would not lead to undue impact to the amenity of users or occupiers of nearby buildings (residential and non-residential, completed and proposed). Although some amendments were required to the documents, the LPA ultimately concluded that the proposal would not have undue impact upon any users or occupiers of the buildings/receptors identified. The results/conclusions of the Acoustician's report will be verified by way of a verification condition to any approval. In addition, the management strategy for the outside area shall be conditioned.

The proposal is consistent with Manchester Core Strategy policies SP1, DM1 and C10, saved Unitary Development Plan policy DC26.1 and Section 12 of the National Planning Policy Framework in this regard.

Amenity Impacts – Crime

The existing/current use of the building is not changing as part of the application. However, alterations to the external fabric might have a marginal impact on crime/perception of safety. As such, the LPA consulted with Greater Manchester Police (GMP). GMP had no objection to the scheme subject to recommendations relating to illumination and CCTV coverage, which are accepted and will be added to informatives to any approval.

Highway Safety

The proposed development would not be expected to have any identifiable implications on highway safety and the local highway authority presented no objection or concerns relating to the proposal. As such, the proposal is consistent with Core Strategy policy DM1.

Accessibility

The applicant confirmed and the LPA understand that all parts of the building, including all areas of the terrace area, will be accessible to everyone including those in a wheel chair. As such, the proposal is consistent with Core Strategy policies DM1, SP1 and CC10.

Other Matters

The proposal, although potentially increasing the capacity of the venue, would not result in a marked change to waste generation or existing waste arrangements. As such, the proposal is acceptable in this regard without the need for additional information.

The applicant and LPA considered whether the balustrade system is safe and would not allow people to fall from the top deck. However, this is fundamentally a matter for health and safety/building control.

Conclusion

The amended proposed scheme is acceptable in principle and, through the consideration of local and national policy as well as specific potential impacts, is acceptable and represents sustainable development in Manchester City Centre (subject to conditions). As per the National Planning Policy Framework (11), decisions should apply a presumption in favour of sustainable development and should be approved without delay should they accord with an up to date development plan, as has been established.

Human Rights Act 1998

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the of the application is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts

Recommendation:

That planning permission be granted subject to the following conditions.

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- Application Form (PP-11386580 dated 08 July 2022) – Received 08 July 2022
- Location Plan (Drawing 1000 dated 31 March 2022) – Received 08 July 2022
- Existing Site Plan (Drawing 1001 Revision A dated 04 July 2022) – Received 08 July 2022
- Existing Floor Plans (Drawing 1002 dated 01 April 2022) – Received 08 July 2022
- Existing Elevations (Drawing 1003 dated 30 June 2022) – Received 08 July 2022
- Proposed Site Plan (drawing 1004 dated 01 April 2022) – Received 08 July 2022
- Proposed Floor Plans (Drawing 1005 Revision C dated 22 August 2022) – Received 22 August 2022
- Proposed Elevations (Drawing 1006 Revision B dated 22 August 2022) – Received 22 August 2022
- Proposed 3D View (Drawing 1007 Revision B dated 30 January 2021) – Received 22 August 2022
- Proposed 3D View (Drawing 1008 Revision B dated 30 January 2021) – Received 22 August 2022
- Proposed Sections (Drawing 1009 Revision A dated 22 August 2022) – Received 22 August 2022
- Heritage Assessment prepared by Garry Miller Heritage Consultancy (Proposed Alterations at 23 Peter Street) – Received 08 July 2022
- Noise Survey and Noise Impact Assessment prepared by DBX Acoustics (Reference 22041 dated 09 August 2022) – Received 11 August 2022
- Management Strategy prepared by Creative Architecture Limited ('Revision A' dated 09 July 2022) – Received 11 August 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3. Notwithstanding drawing '1006 Revision B - Proposed Elevations stamped as received by the City Council, as Local Planning Authority, on the 22 August 2022, prior to the commencement of the development, samples and specifications of all materials to be used on all external elevations of the development shall be submitted for approval in writing by the City Council as local planning authority.

The approved materials shall be used in the construction of the development.

Reason - To ensure that the appearance of the building is appropriate and would have no undue impact on the local historic environment or established Conservation Area, in accordance with Manchester Core Strategy policies SP1, CC9, EN3, DM1 and saved Unitary Development Plan policies DC18.1 and DC19.1

4. Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 and 3, the following information shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to each particular aspect of the specific specified works commencing:

- a. Methodology of removing glass canopy and repair/making good of brickwork/stonework to front elevation
- b. Full details of aluminium doors and windows proposed

- c. Full details of joinery details and proposed glass balustrade, which should also include detailed cross sections
- d. Full details of proposed external lighting scheme

Reason - In the interests of visual amenity and because the proposed works affect designated heritage assets and careful attention to building work is required to protect the character and appearance of the listed building and designated Conservation Area in accordance with policies SP1, CC9, EN3 and DM1 of the City of Manchester Core Strategy and saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

5. Prior to the commencement of any works to the existing external facade, a scheme, including a detailed methodology and specification, for any scaffolding and support structures required in order to carry out the approved works shall be submitted to and approved in writing by the City Council as local planning authority.

The scheme shall explore options considered in order to minimise any potential harm to the asset, and include details of any means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following the removal of the scaffold. Any associated scaffold shall be fully implemented and subsequently removed in accordance with the approved scheme.

Reason - In the interests of visual amenity and because the proposed works affect designated heritage assets and careful attention to building work is required to protect the character and appearance of the listed building and designated Conservation Area in accordance with policies SP1, CC9, EN3 and DM1 of the City of Manchester Core Strategy and saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester

6. Prior to the first use of the covered terrace area hereby approved, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustician report (Noise Survey and Noise Impact Assessment prepared by DBX Acoustics reference 'Peaky Blinders Bar, 23 Peter Street, Manchester' and dated 09 August 2022). This report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties and the safety of road users, in accordance with Policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26.1 of the Manchester Unitary Development Plan

7. The external areas/outside seating area associated with the proposed terrace shall only allow be used in accordance with the submitted Management Strategy (Management Strategy prepared by Creative Architecture Ltd 'Revision A' dated 10 August 2022) and shall not allow for the use of amplified sound or any music in these external areas at any time.

The opening hours shall be 12 (midday) to 23:00 daily.

Reason - To safeguard the amenities of the occupiers of nearby properties in accordance with Policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26.1 of the Manchester Unitary Development Plan