

Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

Ref: 033-036
Via Planning Portal (ref. PP-11437393)

Date: 15 August 2022

Dear Sir or Madam,

The Oast House, Spinningfields, Manchester, M3 3AY

Planning permission to erect a tipi

We are pleased to enclose an application submitted on behalf of our client, The New World Trading Company Limited (NWTC), seeking planning permission to erect a replacement tipi at the above address each year between 12 October 2022 and 31 March inclusive.

The Council will be aware that consent is already in place for a tipi to be erected each year between 12 October and 31 March, which was approved through consent reference 18655/FO/2015/C1 and 125975/FO/2020. This tipi has been a successful addition during the winter months at this popular city centre bar and NWTC is now seeking consent for a replacement tipi to be erected over the same time period and subject to the same planning conditions.

The replacement tipi is larger and so will provide cover for more patrons and has been designed to complement the existing permanent covered area within the Oast House demise.

The application comprises the following documents:

- Application forms
- Application fee of £2,804.20
- This covering letter

- Location plan
- Existing site plan
- Proposed site plan
- Scale floor plan
- Side elevations
- Tipi structure
- Safety Manual
- Fire risk assessment 2022
- Opening up checklist
- Operating schedule
- Dispersal policy
- Smoking policy

This letter sets out the planning context, the relevant planning policies and main planning considerations relating to the proposed replacement tipi.

Background context

Founded in 2011, NWTC has become an established operator of popular leisure venues comprising a variety of brands including 'House', 'The Botanist' and 'The Florist', now trading from over 30 sites across the UK. The Oast House is a popular restaurant, bar and event space, central to the Spinningfields's leisure offering.

The Oast House has been open since 2011 after temporary planning permission was secured for it to open initially as a pop-up bar (ref. 096539/FO/2011/C1). It proved a very popular addition to the emerging business zone at Spinningfields and full consent was soon granted for its retention in 2012 (ref. 100927/FO/2012/C1).

Over the last 10 years, various other planning applications have been approved for extension and improvement works, including the two applications to erect tipis within the demise over the winter months.

The Oast House has therefore become an established and venue in Spinningfields and important leisure attraction in Manchester City Centre. It occupies a rectangular shaped parcel of land. Wood Street runs directly to the north, to the east and south sit department buildings containing various retail and leisure venues. Manchester Crown Court sits to the west.

The venue's main building sits to the north of the parcel and benefits from a large outdoor seating area which includes a covered stage and bar in the south-east corner and a detached bar extension to the west.

This application for the replacement tipi will sit to the south of the main building, linking to the existing detached bar. This area currently holds open air outdoor seating for customers of the venue during the summer and includes the area where the previous tipi has been located during the winter months since 2015.

Description of proposal

The development proposes the construction of a replacement 'three-point' tipi with associated tunnelling and screening, which is an improved specification on that used in previous years. The replacement tipi is manufactured with a high quality woven cotton/polyester mix material, which is fire-retardant and with the highest water-repellent properties in its class - exclusive to its manufacturer 'Tentipi'. Storm-wires have been used within the structure's design to significantly increase its storm-rating.

The overall design incorporates three individual tipis that will be constructed and joined by canvas to create one larger and more substantial structure. The main central wooden pole within each tipi will be 180mm in diameter at the base, tapering to 60mm diameter at the top. Wooden cross poles will join and help brace the structure with a varying diameter (between 50mm and 80mm).

Dependent on the weather, the sides of the canvas can be raised or left down, creating a diameter of 13m or 10.3m respectively (top view). Clear perspex wood framed wall panels are proposed at the bar. The tipi is a single storey structure and fully accessible. The total area covered by the structure extends to 390m² with the sides up.

Internally, tables, seating and fireplaces will be arranged to create an attractive and cosy winter seating area for customers. The net outcome of the development will be the creation of a weather-proof outdoor space to support and improve the venue's existing operations during the winter months.

Relevant planning policy

The statutory Development Plan comprises the Manchester Core Strategy (July 2012) and the saved policies of the Manchester Unitary Development Plan (1995). The National Planning Policy Framework (NPPF, 2021) is also a material consideration that carries significant weight.

Spatial Policy SP1 sets out that the regional centre will be the focus for economic and commercial development, including leisure uses.

Policy CC1 relates to economic development in the city centre, stating that it *'is a strategic economic location and focus of employment growth in the city and city*

region'. Policy CC4 states that the city centre will be the focus for culture and leisure in the region. Proposals that seek to improve facilities for visitors and residents within the city centre will be promoted.

Policy C10 supports development relating to leisure and the evening economy. The policy states that development will be permitted subject to the following considerations:

1. *'Cumulative impact – in areas where there is already a concentration of bars (A4), hot food takeaways (A5) and other night-time uses which are detrimental to the character or vitality and viability of the centre, there will be a presumption against further facilities.'*
2. *Residential amenity – the proposed use should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance.*
3. *Balance - new uses in Manchester centres should support both the day-time and evening/night-time economies whilst not undermining the role of the primary shopping area'.*

Policy DM1 considers development management principles, stating that all development should have regard to:

- *'Appropriate siting, layout, scale, form, massing, materials and detail. Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.'*
- *Development should have regard to the character of the surrounding area.*
- *Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise'.*

Paragraph 81 of the NPPF notes decisions should *'create the conditions in which businesses can invest, expand and adapt.'* The paragraph goes on to place significant weight on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Planning assessment

The principle of the proposed tipi is acceptable in this city centre location and has been long established through the existing restaurant / bar use and the current permission for the previous tipi that has been used for the past seven years.

Spatial and planning policies SP1, CC1 and CC4 focus leisure uses and economic growth within the city centre and this venue provides a well-managed and popular restaurant and bar located in the heart of the Spinningfields business zone which it clearly supports. The replacement of the existing 'two point' tipi with a larger 'three point' version will provide more sheltered space through the winter months to benefit more customers and events.

Since the tipi was first introduced in 2015, the concept has proved to be popular and has attracted no complaints from neighbours, demonstrating that NWTC's staff and operational policies are very successful in effectively and safely managing the site.

The key policies NWTC apply are submitted with this application for the council's information to help explain and expand on how the venue is already managed and how the replacement tipi will be safely installed. In accordance with Policy DM1, the proposal will not have an unacceptable impact on public amenity.

Indeed, the proposed winterisation scheme will provide benefits to the venue and its users during the winter months. The design utilises high quality materials that will provide customers with a modern and attractive weather-proof space improving the facilities for workers, visitors and residents in the city centre in line with Policy CC4.

The covered seating will allow the venue to meet customer demands in the winter months, supporting the economic vitality of The Oast House and boosting the evening economy in the city centre. Proposals that support the evening economy and contributes to the vitality of centres are supported through Policy C10.

Conclusion

Overall, the proposal accords with the adopted development plan and clearly represents sustainable development. It seeks to enhance the quality of an existing and popular leisure venue in an established leisure and commercial area. The replacement tipi will allow The Oast House to meet market demand in a competitive and dynamic leisure market.

The proposed development is in accordance with national and local policy and there are no material considerations that weigh against the proposal and, in accordance with

Paragraph 11 of the NPPF, we would be grateful if the application could be approved without delay.

We trust the application can be validated at your earliest convenience. Should you have any queries, please do not hesitate to contact us.

Yours sincerely,

pp. 

Olivia Carr

cc: NWTC