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Jack Naven
Planning
Manchester City Council
Town Hall Extension
Manchester
M60 2LA

11 March 2026

Dear Jack,

VARIATION OF CONDITION APPLICATION (SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990)
RE: THE STABLES, GRAPE STREET, MANCHESTER
APPLICATION REFERENCE: 143177/JO/2025

I write on behalf of the applicant, All Studios Holdings Limited, in relation to changes required to the above consent.

Introduction

Planning and listed building consent were granted for works at the above site in June 2024 as follows:

'Change of use, refurbishment and alteration to create a bar restaurant (Use Class sui generis) including replacement roof and removal of conservatory' (Reference: 138279/FO/2023)

and;

'Listed Building Consent for refurbishment and alteration to create a bar restaurant (Use Class sui generis) including replacement roof and removal of conservatory' (Reference: 138280/LO/2023)

The above applications were then subsequently varied in August 2025 to amend the frontage along Grape Street, and allow for a phased implementation of the scheme, as follows:

'Variation of condition 2 (Specified Plans) pursuant to planning permission 138279/FO/2023 to amend the design of the Grape Street frontage and allow for phased implementation with associated amendments to conditions.' (Reference: 143177/JO/2025)

and;

'Variation of condition 2 (Specified Plans) pursuant to listed building consent 138280/LO/2023 to amend the design of the Grape Street frontage and allow for phased implementation with associated amendments to conditions.' (Reference: 143178/JO/205)

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This application therefore relates to the variation of Condition 2 attached to planning application reference 143177/JO/2025, as this is now the extant consent.

Proposed Amendments

Minor amendments are proposed, as detailed below.

Internal Amendments

The internal changes required involves the re-location of the washrooms and the re-configuration of the kitchen area, including the bin store re-location to the rear (off Victoria St). Allied see the re-location of the bin store as an improvement so that the open courtyard which will be actively used by customers, remains clear.

As a result of the bin store re-location, a new Waste Collection Plan has been produced. To confirm, the Waste Management Strategy does not change (no. of bins, volumes etc, remain the same). This S73 purely deals with the re-location.

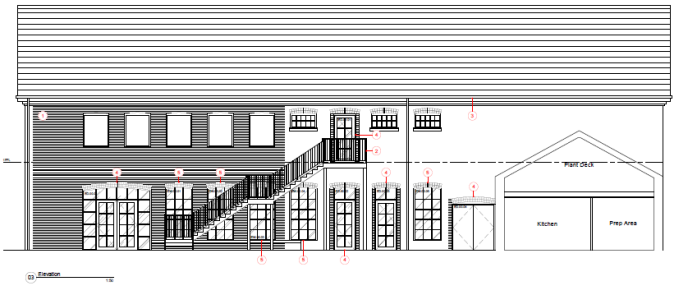
External Amendments

In regards to the external amendment, an external staircase is now proposed. This would be used as a secondary means of escape access. Please refer to Figure 1 for a direct comparison between the existing/consented position and the proposed. Historically, there was a former staircase sited in this location, however, this was subsequently removed when the building was used as a film set for Coronation Street. A precedent has therefore already been set for a staircase within this location.

Figure 1: Existing and Proposed Elevation

Existing Elevation

Proposed Elevation



Heritage and Townscape Impact

In regards to The Stables' heritage context, The Stables are curtilage listed, located within the curtilage of 'Grade II Listed 'The Bonded Warehouse.' They date to before 1948 and are curtilage listed by virtue of their proximity to the listed warehouse; their historical and present ownership; and their historical, functional link to the warehouse building

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The site is also located in the Castlefield Conservation Area. The significance of the Conservation Area relates to the presence of structures reflecting the industrial development of this part of Manchester, and the area's associations with the Roman period.

The Stables have modest evidential, historical and aesthetic value which derives from their relationship to the Bonded Warehouse. As such, they reflect to some degree the historical development of Manchester as a c19th industrial, railway city. However, unlike the warehouse, the Stables do not retain original features, which thereby reduces its significance. They may also be said to have a small amount of communal value due to their relationship to the former Coronation Street set.

The proximity of the adjacent Bonded Warehouse is the principal contributor to the setting of the Stables, given the historic functional relationship between the two buildings. However, the surroundings of the warehouse and the Stables has been subject to extensive change due to the development of Granada Studios and the long-term use of the site for television recording purposes, which gave rise to much reworking of surrounding buildings and sets. More recently, consent was granted for the redevelopment of this location into the St John's neighbourhood including Enterprise City. The current proposal forms part of this wider project.

The Stables are viewed within this mixed context, which comprises modern development alongside heritage assets. The setting's contribution to the significance of the Stables is therefore partly positive, with the warehouse enhancing the asset's historic context and significance and partly negative.

In summary, given the tight urban grain of this location, and the smaller scale of the Stables compared to the far larger buildings close by, the contribution of the Stables to the Conservation Area is modest. It is considered that the siting of the external staircase would therefore cause minimal change to the external amenity space, and cause no harm to the setting of the curtilage listing.

Condition Wording

Please see below the a suggestion of the proposed condition wording.

Table 1: Variation of Condition 2 wording

Existing Condition Wording	Proposed Condition Wording
Condition 2: The development hereby approved shall be carried out in accordance with the following drawings and documents, received by the City Council as local planning authority on 10 October 2023, unless stated otherwise: 002 Rev B - Proposed GA Plan 004 Rev B - Elevations BB CC DD, received by the City Council as local planning authority on 14 May 2024	**Condition 2:** The development hereby approved shall be carried out in accordance with the following drawings and documents, received by the City Council as local planning authority on 10 October 2023, unless stated otherwise: 002 Rev B - Proposed GA Plan ~~004 Rev B - Elevations BB CC DD, received by the City Council as local planning authority on 14 May 2024~~

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005 Rev B - Elevations EE FF GG HH II, received by the City Council as local planning authority on 13 May 2024 006 Rev A - Elevations JJ KK LL MM NN OO, received by the City Council as local planning authority on 13 May 2024 007 Rev A - Elevations PP QQ RR SS, received by the City Council as local planning authority on 13 May 2024 012 - As is & Proposed Roof Plans 008 - Proposed Lighting Plan 010 - Demolition Plan 011 - Roof to be repaired 013 - Drainage Plan 015 Rev A - Window Detail 016 Rev A - Waste Collection Plan Tracking Plan 432.001773.00001-TR100 RevA received by the City Council as local planning authority on 6 June 2024 Planning & Listed Building Statement dated October 2023 by Zerum; Design and Access Statement July 2023 by Kio Architecture and Design as amended by the above drawings; Acoustic Planning Report Ref: 023690-R01-C, dated 20 December 2023, by Sandy Brown; Waste Management Strategy received by the City Council as local planning authority on 28 February 2024, as amended by drawing number 016 Rev A Waste Collection Plan and Tracking Plan 432.001773.00001-TR100 RevA, both received by the City Council as local planning authority on 6 June 2024; Operational Management Plan, February 2024 Revision B by Allied London. The following drawings and documents, received by the City Council as local planning authority on 11 June 2025: - Location Plan	005 Rev B - Elevations EE FF GG HH II, received by the City Council as local planning authority on 13 May 2024 006 Rev A - Elevations JJ KK LL MM NN OO, received by the City Council as local planning authority on 13 May 2024 007 Rev A - Elevations PP QQ RR SS, received by the City Council as local planning authority on 13 May 2024 012 - As is & Proposed Roof Plans 008 - Proposed Lighting Plan 010 - Demolition Plan 011 - Roof to be repaired 013 - Drainage Plan 015 Rev A - Window Detail ~~016 Rev A - Waste Collection Plan~~ Tracking Plan 432.001773.00001-TR100 RevA received by the City Council as local planning authority on 6 June 2024 Planning & Listed Building Statement dated October 2023 by Zerum; Design and Access Statement July 2023 by Kio Architecture and Design as amended by the above drawings; Acoustic Planning Report Ref: 023690-R01-C, dated 20 December 2023, by Sandy Brown; Waste Management Strategy received by the City Council as local planning authority on 28 February 2024, as amended by drawing number 016 Rev A Waste Collection Plan and Tracking Plan 432.001773.00001-TR100 RevA, both received by the City Council as local planning authority on 6 June 2024; Operational Management Plan, February 2024 Revision B by Allied London. The following drawings and documents, received by the City Council as local planning authority on 11 June 2025: - Location Plan - Proposed Elevations AA 003 Rev A

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- Proposed Elevations AA 003 Rev A The following drawings and documents, received by the City Council as local planning authority on 11 August 2025: - Phasing Plan	The following drawings and documents, received by the City Council as local planning authority on 11 August 2025: - Phasing Plan The following drawings and documents, received by the City Council as local planning authority on 12 03 2026: - Ground Floor Lighting Plan (Phase 2) (ST2-(61)-200) - Proposed GF Demolition Plan (Phase 2) (ST2-(10)-200) - Proposed Waste Collection Plan (ST2-(00)-101) - Proposed GF GA Plan (Phase 2) (ST2-(20)-200) - Proposed Elevations (ST2-(20)-401)

Closure

To summarise, the impact on The Stables is minimal, and will further enhance the Stables and their setting in line with the legislative requirement. No harm will be caused and the significance of the asset will be upheld.

Should you wish to discuss the above or have any queries, please do not hesitate to contact me.

Yours sincerely,

Phoebe Threlfall

Phoebe Threlfall

Associate Director