



PEACOCK+
SMITH

22 Little Lever Street, Manchester, M1 1HR

Full planning application for proposed change of use to Bar (Sui Generis) with minor associated internal works

Operating Statement

December 2025

Peacock + Smith Limited
53 King Street
Manchester
M2 4LQ

T: 0161 359 4309
E: manchester@peacockandsmith.co.uk

Contents

1. Introduction	3
2. Site Description and Planning History	4
3. Proposed Use and Offer to the Market including Target Clientelle	6
4. Noise	8
5. Hours of Operation	9
6. Waste Disposal	11
8. Summary and Conclusion	13

Prepared and Approved by: Steve Buckley

This report has been prepared by Peacock + Smith Ltd with all reasonable skill, care and diligence. The scope of the report is subject to specific agreement with our client and should not be relied upon by any other party. Any third party that use this information does so at its own risk. Peacock & Smith accepts no responsibility for information contained within this report which has been independently produced or verified. Should you have any issue with regard to this report, please contact the Director at Peacock & Smith identified above.

1. Introduction

- 1.1 This Statement is prepared by Peacock + Smith in support of a full planning application for the change of use to Bar (Sui Generis) at 22 Little Lever Street, Manchester. It has been submitted on behalf of the applicant, Northern Hospitality (Mcr) Ltd.
- 1.2 At present, the building is vacant, formerly in use as an office development. The proposal seeks to change the use of the basement, ground floor and first floor to a Bar, retaining use of the second (top) floor for office use associated with the proposed Bar and neighbouring properties.

Purpose and Structure of Report

- 1.3 The statement has been produced in support of application ref: 144072/FO/2025 and outlines the proposed operation of the venue at 22 Little Lever Street, addressing key operational considerations in support of the planning application. It covers the following aspects:
- Proposed Use and Offer to Market
 - Noise,
 - Hours of Operation;
 - Waste disposal
 - Security;
 - Dispersal strategy; and
 - Deliveries

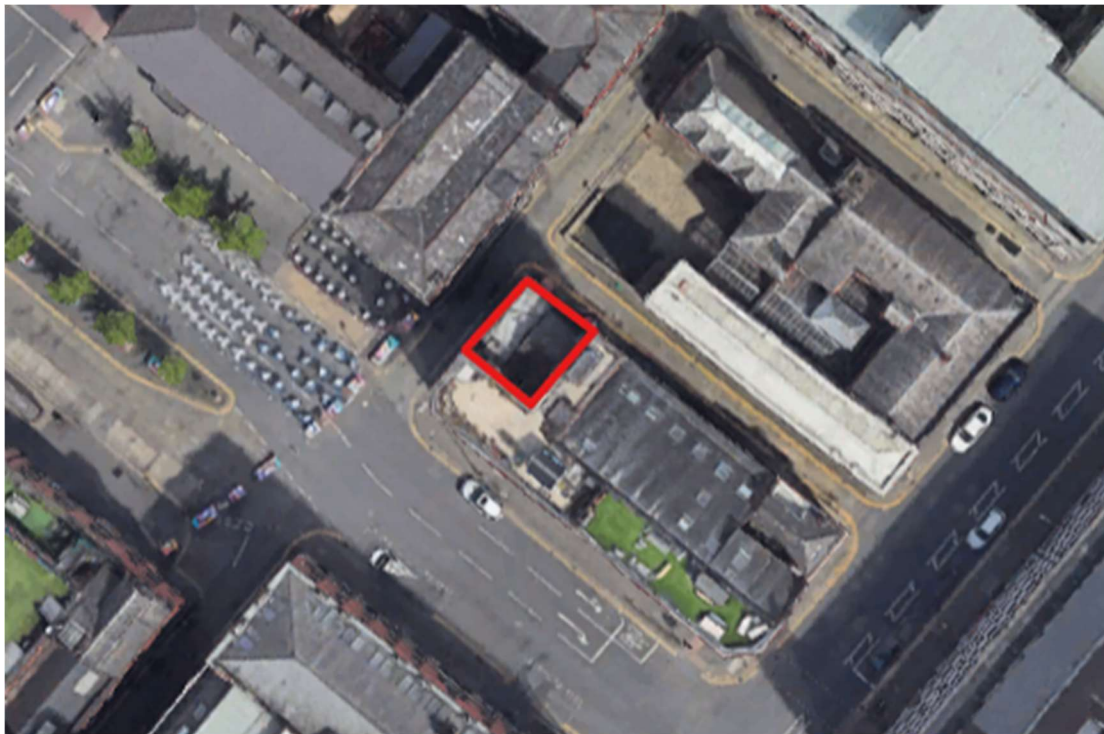
2. Site Description and Planning History

- 2.1 The purpose of this section is to describe the application site and its context and explain the planning history of the site.

Site Description and Local Context

- 2.2 The site is located off Stevenson Square, a popular nightlife space within Manchester City Centre's Northern Quarter. The site is shown in **Figure 1** below. It extends to approximately 0.36 hectares.

Figure 1: Site Location



- 2.3 The site comprises all the existing 22 Lever Street building, a roughly square building at the corner of Little Lever Street and Bradley's Court. The primary pedestrian access is to the westernmost corner of the building onto Little Lever Street, with an additional basement hatch door onto Bradley's Court for the purpose of loading and service.
- 2.4 The immediate context is characterised predominantly by ground-floor nightlife and retail, with upper floors providing a mixture of expanded nightlife, office space and residential apartments. The site is bounded to the northeast and east by the Greater Manchester Police Museum and The Cow Hollow Hotel respectively beyond Bradley's Court, bounded immediately from

southeast to southwest by Hilton House, containing a mixture of ground floor retail and upper floor residential apartments, and to the west and northwest by Hula and The Fitzgerald bars respectively beyond Little Lever Street.

- 2.5 The site is currently occupied by a three-storey building with basement, currently vacant, though most recently used as a single-occupancy office throughout.
- 2.6 The surrounding context is of the City Centre, contained within the Northern Quarter, known for its alternative, independent and creative culture offer. More specifically, the Stevenston Square area is further known for its creative and nightlife offer including a variety of pubs, bars and other public venues. The premises surrounding the site are permitted to open regularly as late as 01:30 Sunday-Wednesday, reaching as late as 04:30 on Fridays and Saturdays, with trading licences exceeding this in some instances.
- 2.10 There is an abundance of facilities within a short walk of the site on account of being within the City Centre.
- 2.11 The site benefits from excellent connectivity across multiple modes of transport. These include:
- Lever Street/Faraday Street bus stop, an approximate 2-minute walk from the site, providing frequent services towards Oldham and Tameside;
 - Various bus stops at Piccadilly and Piccadilly Gardens, an approximate 5-minute walk from the site, operating frequent services and connections including night services to local stops across the city-region;
 - Piccadilly Gardens and Market Street Metrolink tram stops, an approximate 6-minute walk from the site, providing frequent services and connections across the city-region until midnight Sunday-Thursday and until 01:00 Friday and Saturday;
 - Frequent trains to regional and national destinations from Manchester Piccadilly and Victoria Stations, an approximate 9- to 13-minute walk respectively, until approximately 01:30; and
 - Taxi ranks at a less than 2-minute walk from the site on Hilton Street and Little Lever Street, operational throughout the night.
- 2.12 In summary, the application site is in a highly sustainable location in Manchester City Centre. The site is within the Northern Quarter, known widely for its nightlife and alternative culture. The site benefits from excellent accessibility which extends into the night and is well-located within a plethora of further facilities and entertainment opportunities.

3. Proposed Use and Offer to the Market

- 3.1 This section provides an overview of the proposed development and the market offer.

Northern Hospitality (MCR) Ltd

- 3.2 This application is submitted on behalf of Northern Hospitality (MCR) Ltd. The venue is proposed to be operated by them. The limited company currently operate four venues in the Northern Quarter, including the nearby Hula Tiki Bar, The Fitzgerald and Quarter House. The company has been operating the three premises responsibly since 2018, in addition to an ice cream shop, all in the southeastern corner of Stevenson Square.
- 3.3 The proposed bar would be managed and operated in a similar manner, with the intention of the top floor of the building being retained as an office in association with the operation of their premises nearby. The proposed capacity of the bar would be 60 people although this will be confirmed by relevant fire risk assessments in due course.

Proposed change of use

- 3.4 This application proposes the change of use of the building, including the use of the basement, ground floor and first floor as a Bar (Sui Generis), while the second (top) floor is to be retained for office use in association with the proposed bar and other nearby venues operated by Northern Hospitality (Mcr) Ltd.
- 3.5 The venue will be wet-led, with limited food offering and will operate in synergy with adjacent units also managed by the applicant, including The Fitzgerald, Quarter House, and Hula Tiki Bar. There will be no food preparation or kitchen facilities proposed within this building. The target clientele includes patrons of the Northern Quarter's vibrant nightlife scene, with a focus on creating an intimate, sociable environment that complements the area's alternative and creative culture.
- 3.6 The basement are is to be occupied by the toilet facilities for the building along with storage areas. Within the storage area there will be an area for storage of produce and a drey cellar, along with space for limited waste storage until this can be disposed of in association with the other nearby venues operated by the client.
- 3.7 The ground floor is anticipated to be the main bar area where drinks are purchased. This will be the principal area of the bar and is anticipated to be the busiest areas where clients are likely to be sat whenever the bar is open.

- 3.8 The first floor is proposed to be a predominately seated area. Due to the layout of the building, this is proposed to only be opened when the bar is reasonably busy to ensure that there is suitable natural surveillance by bar staff to limit the scope for any potential anti social behaviour. Outside of peak times, this area is likely to be closed to members of the public.
- 3.9 On occasion, it is proposed that this area may be sub let as a function room. This would allow either private functions such as parties and family events, or wider community uses such as yoga classes etc. Should any food be required for such events, it is proposed that as this building has no kitchen facilities, food would be prepared in the adjacent units and brought over by staff. Similar provisions could be made for cleaning food waste etc after the food has been served and clients fed.
- 3.10 The offer and target clientele will be similar to the existing offer at Fitzgerald, The Quarterhouse and Hula Tiki bar. This is predominately an adult population with casual and relaxed drinking during the daytime hours. It is proposed that the venue will have a late licence in a similar manner to other venues in the locality including the wider Stevenson Square and Northern Quarter. These matters are considered in the attached Noise Assessment submitted in support of the application.

4. Noise

- 4.1 This section considered the potential for noise disturbance and how the building is intended to operate from a noise perspective.
- 4.2 The application is supported by a Noise Impact Assessment. This Assessment confirms that the likely noise environment proposed will be typically low-level background music with seated occupancy with no loud amplification.
- 4.3 This is a comparatively 'quiet' drinking venue which does not proposed loud music into the early morning.
- 4.4 The Noise Assessment fully considers the proposed noise environment and considers this against the fabric of the building including the building's structure and proposed wall linings. It concludes that the building will effectively insulate sound, ensuring minimal transfer to adjacent residential units. External noise breakout is predicted to be significantly below existing ambient levels, meaning the venue won't add to the local noise climate.
- 4.5 With these measures, the development complies with Manchester City Council's noise guidance and national planning policy. that the venue will operate within acceptable noise limits.

5. Hours of Operation

- 5.1 The purpose of this section is to review proposed hours of operation.
- 5.2 As stated in the Covering Letter, the applicant requests that no planning condition be applied to hours of operation, as these will be governed by the licensing regime. The licensing regime is a dedicated legal process which allows for the hours of operation of licensed premises to be considered. It is a more dynamic system which allows venues to open for individual events such as international sporting events on a more measured basis. Such requests can be considered by the licensing process in a quicker and more flexible manner.
- 5.3 Accordingly, as this issue is covered by a separate legal process, a planning condition would not meet the legal tests and should not be applied.
- 5.4 Notwithstanding the above, consideration has been paid to other venues in close proximity to the premises. It is outlined in the Site and Surrounding section above that the area is in a well established nightlife location. Consideration has been paid to the other planning conditions as set out in Table 1 below:

Table 1: Hours of Operation of Similar Premises

Bar	Address	Planning Open Hours	Planning ref
Guilty by Association	24/26A Lever Street	Not yet discharged, appears to operate legally under Lost in Tokyo permission	139221/FO/2024
Habib House	9 Stevenson Square	Sun 11:00-01:00 Mon-Wed 11:00-00:30 Thu 11:00-01:30 Fri-Sat 11:00-03:30	113981/FO/2016
The Faraday Pub	45 Lever Street	Sun-Wed 08:00-00:00 Thu-Sat 08:00-02:00	111448/JO/2016/C2
Nancy Spains	21 Hilton Street	Sun-Thu 09:00-00:30 Fri-Sat 08:00-02:00	110953/FO/2016
The Peer Hat	14-16 Faraday Street	Sun-Thu 11:00-23:30 Sun of Bank Hol Mon and Fri-Sat 11:00-02:00	110101/FO/2015/C2
Lost in Tokyo	26B Lever Street	Sun 11:00-01:00 Mon-Wed 11:00-00:30 Thu 11:00-01:30 Fri-Sat 12:00-03:00	108855/JO/2015/C2

NoHo	Unit 5 Sevendale House, Stevenson Square	Sun-Thu + Bank Hols 12:00-00:30 Fri-Sat 12:00-02:30	100866/FU/2012/C2
Flok	5 Stevenson Square	Sun-Thu + Bank Hols 10:00-00:00 Fri-Sat 10:00-02:00	091319/FU/2009/C2
Dusk til Pawn	Unit 16 Sevendale House, Stevenson Square	Sun-Thu + Bank Hols 12:00-00:30 Fri-Sat 12:00-02:30	087463/FO/2008/C2

5.5 Indicative hours are proposed to be:

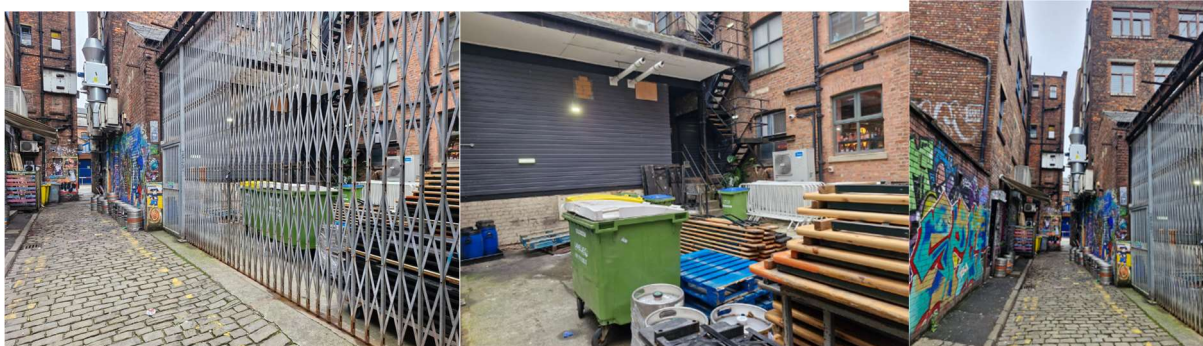
- Sunday to Wednesday: up to 01:30
- Friday and Saturday: up to 02:30.
- Bank Holidays: up to 2:30.

5.6 It is considered these reflect existing trading patterns in the area and are consistent with Manchester City Council's licensing practices.

6. Waste Disposal

- 6.1 The purpose of this section is to outline how waste will be disposed of within the premises.
- 6.2 The waste considered to be generated from the development will be that associated with the operation of the site as a bar, with a small element generated from the office development. The main element of waste generated by the bar will be in the form of bottles. Other waste sources will be general waste in both the bar and the office. There will also be some sanitary waste generated from the toilet facilities.
- 6.3 It is considered that the bottle and glass waste will be located in a holding location within the basement during operational hours. Subsequently, that waste will be transferred to the shared existing waste facilities shared with neighbouring venues operated by the applicant (Fitzgerald's, Hula Tiki Bar, and Quarter House) which is located in a secure service yard to the rear (north) of that building.
- 6.4 Figure 1 below demonstrates the existing facilities:

Figure 1: Existing Service Yard



- 6.5 There is sufficient capacity already exists within this shared waste infrastructure to accommodate the proposed venue, this strategy ensures optimum use of existing waste infrastructure, while avoiding clutter within the public realm. The venue will utilise:
- Glass disposal bin (360L);
 - General waste bin (1,000L); and
 - Cardboard recycling bin (1,100L).
- 6.6 Sanitary waste will be disposed of via a specialise contract with a suitable provider in keeping with other similar venues in the locality.

7. Security

- 7.1 The purpose of this section is to consider Security measures.
- 7.2 It has been outlined above that the applicant is an experienced bar operator with existing premises in close proximity to this site. They have a relationship with both Manchester City Council Licensing Department, GM Police and other operators in the locality to make them aware of particular issues.
- 7.3 Proposed security measures are detailed in the Crime Impact Statement. These consider in full detail the likely sources of crime and measures proposed to offset any potential risk of crime. The key aspects which will be provided include:
- Alarm system and CCTV coverage.
 - Controlled access, particularly after 23:00.
 - Natural surveillance through layout and staff positioning.
 - Secure back-of-house areas for staff belongings.
- 7.4 Furthermore, the operator has extensive experience managing similar venues and will apply best practices in crime prevention and venue management.

8. Dispersal Policy

8.1 The applicant will implement a dispersal policy consistent with practices at their other venues in close proximity to the site. This includes:

- Encouraging staggered departures.
- Coordination with local taxi services and public transport.
- Door staff presence during peak hours to manage crowd flow.
- Signage and staff guidance to reduce noise and disturbance during dispersal.

9. Deliveries

- 9.1 The venue is not considered to require many vehicle deliveries. However, the bar will be served through the main entrance outside of operation hours wherever possible to avoid conflict. This will be done in association with the neighbouring premises and in keeping with how the wider Stevenson Square bars are serviced.