

Land | Planning | Development

Planning Statement

Change of use of 1st Floor of Public House (Sui Generis) to a 6-Bed Guest House (Use Class C1).

The Kippax, 65 Grimshaw Lane, Manchester. M40 2AX.

November 2025

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1. Introduction

1.1 Purpose of the Statement

The purpose of this statement is to support the change of use of the 1st Floor of a Public House (Sui Generis) to a 6-Bed Guest House (Use Class C1). The ground floor public house with attached first floor manager's flat will be retained.

The building is in a poor state of repair. It will be fully refurbished and re-decorated as part of the project.

1.2 Authorship

This report has been prepared by Chris Smyton BSc (Hons) MA, MRTPI.

2. Site and Context

2.1 Site and Surroundings

The site comprises the vacant public house known most recently as the Kippax (previously The Gibraltar), located at 65 Grimshaw Lane, Miles Platting / Newton Heath, Manchester (M40 2AX). The building sits on a corner plot fronting Grimshaw Lane and the minor side road (historically Bower Street), within a predominantly residential/ small-business urban locality.

The property is a two-storey, traditionally constructed public house building with a prominent gabled corner elevation and a ground-floor public frontage. External finishes historically included painted/rendered masonry with signage banding at first-floor level. The immediate plot includes the main building footprint with land to the side/rear used historically for servicing and ancillary yards. The premises, that became empty in c.2014, is in a poor condition with boarded up windows. There have also been reports of unauthorised activity within it, and a suspected cannabis cultivation was uncovered in 2021.

The site is served from Grimshaw Lane and benefits from straightforward pedestrian and vehicular access. Surrounding uses are a mix of two-storey terraced housing, light industrial/service units and local retail. The building is not listed, and it is not associated with any recorded statutory heritage designations.

Figure 1. Site Location Plan

The Gibraltar Inn, 65 Grimshaw Lane, Manchester M40 2AX



Figure 2. Photographs of the Application Site, Google Earth/ Street View





2.2 Relevant Planning History

None.

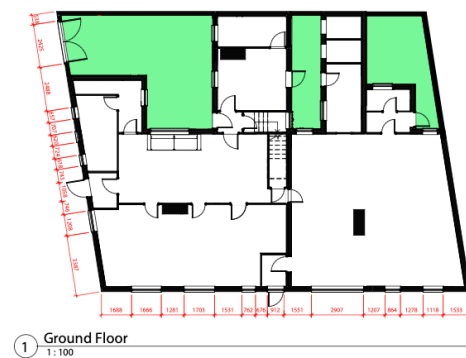
3. Details of the Application

Planning permission is sought for the change of use of the 1st Floor of a Public House (Sui Generis) to a 6-Bed Guest House (Use Class C1). The ground floor public house with attached first floor manager's flat will be retained, with the proposed hours of opening of the pub being from 11am to 10pm.

One on-site car parking space is provided for the pub manager, together with bin and cycle storage.

The building is in a poor state of repair. It will be fully refurbished and re-decorated as part of the project.

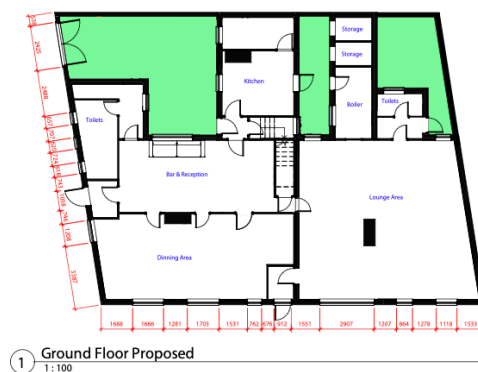
Figure 3. Existing Ground Floor Plan



The Gibraltar Inn, 65 Grimshaw Lane, Manchester M40 2AX
Ground Floor

Date: 17/09/2023
Scale: 1:100

Figure 4. Proposed Ground Floor plan



The Gibraltar Inn, 65 Grimshaw Lane, Manchester M40 2AX
Proposed Ground Floor

Date: 17/09/2023
Scale: 1:100

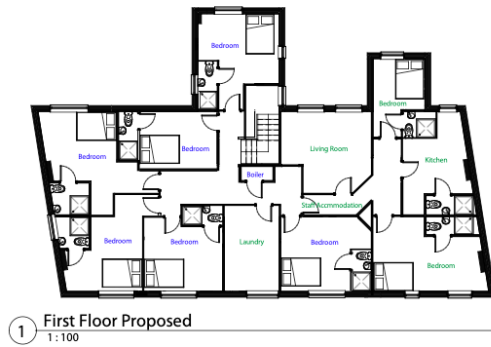
Figure 5. Existing First Floor Plan



The Gibraltar Inn, 65 Grimshaw Lane, Manchester M40 2AX
First Floor Existing

Date: 13/06/2025 | Scale: A3
1:100

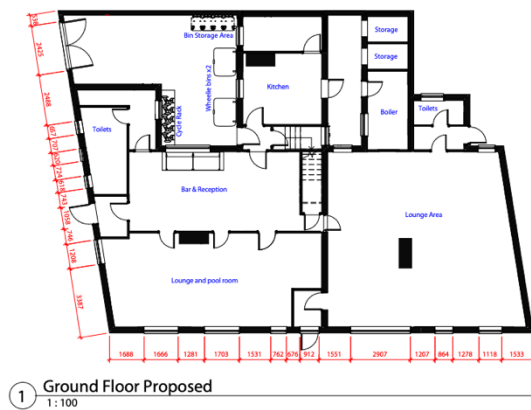
Figure 6. Proposed First Floor Plan



The Gibraltar Inn, 65 Grimshaw Lane, Manchester M40 2AX
First Floor Proposed

Date: 13/06/2025 | Scale: A3
1:100

Figure 7. Proposed Bin and Cycle store Plan



The Gibraltar Inn, 65 Grimshaw Lane, Manchester M40 2AX
Proposed Ground Floor

Date: 13/06/2025 | Scale: A3
1:100

Figure 8. Existing Elevations



Figure 9. Proposed Elevations



4. Planning Policy and Guidance

4.1 National Planning Policy

The NPPF sets out the government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans can provide for sufficient housing and other development in a sustainable manner. The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions.

The following chapters of the NPPF are relevant to this application.

- Chapter 2 Achieving Sustainable Development
- Chapter 8 Promoting Healthy and Safe Communities
- Chapter 9 Promoting Sustainable Transport
- Chapter 12 Achieving Well-Designed and Beautiful Places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and Enhancing the Natural Environment

National Planning Policy Framework	Development Compliance
2. Achieving Sustainable Development	The application comprises sustainable development. It should be granted planning permission without delay.
8. Promoting Healthy and Safe Communities	The pub closed in c.2014 and the building is vacant and in poor condition. Throughout its vacancy it has attracted anti-social behaviour, and a suspected cannabis farm that spanned four rooms of the pub was discovered in April 2021. The development and re-use of the building will have a positive impact on public safety.
9. Promoting sustainable transport	The application site benefits from excellent sustainable transport accessibility. Secure covered cycle parking will be available for staff and visitors to the guest house.

	The development should not be prevented or refused on highways grounds as there would not be an unacceptable impact on highway safety, and the residual cumulative impacts on the road network would not be severe.
12.Achieving Well-Designed and Beautiful Places	The pub closed in c.2014 and the building is vacant and in poor condition. Throughout its vacancy it has attracted anti-social behaviour, and a suspected cannabis farm that spanned four rooms of the pub was discovered in April 2021. The development and re-use of the building will have a positive impact on the public realm. The building is in a poor state of repair. It will be fully refurbished and re-decorated as part of the project.
14.Meeting the Challenge of Climate Change, Flooding and Coastal Change	The proposed development comprises the change of use of the first floor of the building to provide guest house accommodation, while retaining a public house at ground floor level. The site is located in flood zone 1 as defined on the Environment Agency's Flood Map for Planning, indicating a low probability of fluvial or tidal flooding, and the site is less than 1ha. The Environment Agency risk of flooding from surface water map shows there is some surface water risk, however the chance of this reaching up to 30cm is very low (between 0.1% and 1% each year) and it will not pose a significant risk to the development. No new build or extensions are proposed and there will be no alteration to the existing building footprint, ground levels or an increase in impermeable surfacing. The proposal will not increase surface water run-off or the risk of flooding within the site or elsewhere, and existing drainage infrastructure is considered adequate to manage any local surface water flows. The upper floor (that has historically been used as living accommodation) will not be affected by localised surface water, and the Rochdale Canal is located over 100m away from the site and significantly below street level where any breaching of the heavily landscaped canal embankment is unlikely.

	To conserve water the development will utilize low flow showerheads, water efficient faucets and dual flush toilets.
15.Conserving and Enhancing the Natural Environment	The development will have no impact on habitats and biodiversity.

4.2 Local Policy and Guidance

The Manchester Local Plan (development plan) guides development in Manchester. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The elements of the Manchester Local Plan that are pertinent to this application include the following:

The elements of the Manchester Local Plan that are pertinent to this application include the following:

- [Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039](#) (Adopted in 2024)
- [Core Strategy](#) (Adopted 11th July 2012): the key document in the Local Plan. This must be read alongside the [Addendum to Manchester Core Strategy 2024](#).
- [Interactive Proposals Map](#): showing the Core Strategy and the extant (remaining) Unitary Development Plan policies.
- [Extant \(remaining\) Unitary Development Plan policies](#): policies that were not replaced by the Core Strategy.

Supplementary Planning Documents (SPDs) add further detail to the policies in the Local Plan. Manchester City Council's following SPD is therefore also pertinent to the application:

- [Guide to Development in Manchester](#) (Adopted 8th April 1998): supplementary planning document and guidance.

The relevant Local Plan policies and guidance for this development are outlined below, with the corresponding tables summarising how the scheme complies with each.

Places for Everyone Joint Development Plan

Places for Everyone Joint Development Plan Document Policies

- Policy JP-S4: Flood Risk and the Water Environment
- Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-P1: Sustainable Places
- Policy JP-C6: Walking and Cycling
- Policy JP-C8: Transport Requirements of New Development

Places for Everyone	Application Details
Policy JP-S4: Flood Risk and the Water Environment	The proposed development comprises the change of use of the first floor of the building to provide guest house accommodation, while retaining a public house at ground floor level. The site is located in flood zone 1 as defined on the Environment Agency's Flood Map for Planning, indicating a low probability of fluvial or tidal flooding, and the site is less than 1ha. The Environment Agency risk of flooding from surface water map shows there is some surface water risk, however the chance of this reaching up to 30cm is very low (between 0.1% and 1% each year) and it will not pose a significant risk to the development. No new build or extensions are proposed and there will be no alteration to the existing building footprint, ground levels or an increase in impermeable surfacing. The proposal will not increase surface water run-off or the risk of flooding within the site or elsewhere, and existing drainage infrastructure is considered adequate to manage any local surface water flows. The upper floor (that has historically been used as living accommodation) will not be affected by localised surface water, and the Rochdale Canal is located over 100m away from the site and significantly below street level where any breaching of the heavily landscaped canal embankment is unlikely.

Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity	The biodiversity gain condition imposed by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) does not apply in this case. The development will have no impact on biodiversity and is subject to the de minimis exemption.
Policy JP-P1: Sustainable Places	The development responds to the criteria of the Policy, where relevant. It would be: • Socially inclusive. • Durable, being built to last and using robust materials that reflect local character, weather well and are easily maintained. • Make efficient use of land. • Safe, reducing opportunities for anti-social behaviour. • Supported by critical infrastructure. • Well connected to other places by public transport. • Well-served by local shops, services and amenities.
Policy JP-C6: Walking and Cycling	Secure covered cycle parking will be available for staff and visitors to the guest house.
Policy JP-C8: Transport Requirements of New Development	The application site is easily accessible by walking, cycling and public transport. Secure covered cycle parking will be available for staff and visitors to the guest house. The development will be capable of being accessed and serviced in a safe manner.

Core Strategy Development Plan Document and Addendum to Core Strategy, and Extant Unitary Development Plan Policies

Core Strategy Policies

- Policy SP 1, Spatial principles
- Policy CC 5, Transport
- Policy T 1, Sustainable Transport
- Policy T 2, Accessible areas of opportunity and need
- Policy EN 9, Green Infrastructure
- Policy EN 14, Flood Risk
- Policy EN 15, Biodiversity and Geological Conservation
- Policy EN 16, Air Quality
- Policy EN 19, Waste
- Policy H-1, Overall Housing Provision
- Policy DM 1, Development Management

Extant Unitary Development Plan Policies

- Policy DC4, Bed & Breakfast Establishments (Class C1)
- DC4.1
- DC4.2
- DC4.3
- DC4.4
- Policy DC26.1, Development and Noise
- Policy DC26.2

Core Strategy Development Plan Document/ Addendum to Core Strategy	Development Compliance
Policy SP 1, Spatial Principles	The development will: ● Safeguard the character of the area.

	• Consider the needs of all members of the community. • Boost the visitor economy by attracting short term stays for events, tourism and visiting families. • Channel additional footfall into shops and businesses, contributing to their viability. • Generate local employment. It will create jobs in hospitality, housekeeping and management. There will total of 7 new jobs (2 full-time staff on site in the apartment (manager and landlord), 2 part-time housekeepers and 3 part-time bar staff). • Utilise an existing building. The application site benefits from excellent sustainable transport accessibility. A Noise impact Assessment has been submitted. The design considerations and specifications recommended in the assessment will be fully implemented.
Policy CC 5, Transport	A Parking Survey has been submitted with the application. It shows that ample on-street parking is available to accommodate parking demand generated by the proposed use of the building. One on-site car parking space will be provided for the pub manager. Due to the nature of the use the vast majority of pub visitors will be local residents who live nearby and arrive on foot, whereas the site's location means many patrons of the guest house will arrive by taxi or public transport rather than use their own vehicles. The application site benefits from excellent sustainable transport accessibility. Secure covered cycle parking will be available for staff and visitors to the guest house.

Policy T 1, Sustainable Transport	Secure covered cycle parking will be available for staff and visitors to the guest house.
Policy T 2, Accessible areas of Opportunity and Need	The guest house will have good access to the City's main economic drivers, and the application site benefits from excellent sustainable transport accessibility.
Policy EN 9, Green Infrastructure	The development will have no impact on existing green infrastructure. No on-site landscaping will be affected by the development.
Policy EN 14, Flood Risk	The proposed development comprises the change of use of the first floor of the building to provide guest house accommodation, while retaining a public house at ground floor level. The site is located in flood zone 1 as defined on the Environment Agency's Flood Map for Planning, indicating a low probability of fluvial or tidal flooding, and the site is less than 1ha. The Environment Agency risk of flooding from surface water map shows there is some surface water risk, however the chance of this reaching up to 30cm is very low (between 0.1% and 1% each year) and it will not pose a significant risk to the development. No new build or extensions are proposed and there will be no alteration to the existing building footprint, ground levels or an increase in impermeable surfacing. The proposal will not increase surface water run-off or the risk of flooding within the site or elsewhere, and existing drainage infrastructure is considered adequate to manage any local surface water flows. The upper floor (that has historically been used as living accommodation) will not be affected by localised surface water, and the Rochdale Canal is located over 100m away from the site and significantly below street level where any breaching of the heavily landscaped canal embankment is unlikely.
Policy EN 15,	The development will have no impact on biodiversity.

Biodiversity and Geological Conservation	
Policy EN 16, Air Quality	The application will have no material impact on air quality.
Policy EN 19, Waste	On site bin-store and recycling facilities will be provided.
Policy DM 1, Development Management	The development will: • Have regard to the character of the area. • Have no material effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, community safety, road safety or traffic generation. • Provide good quality internal accommodation and satisfactory external amenity space. • Make satisfactory provision for dealing with on-site waste. • Have no impact on flood risk or drainage. • Have no impact on biodiversity, landscape, archaeological or built heritage. The guest house will welcome assistance dogs. It will also be painted in a neuro diverse colour scheme to provide a calming environment, reduce sensory overstimulation and promote well-being for neurodivergent individuals. However, it will be accommodated upstairs in an existing building constrained by its historic form. The building's upstairs configuration and stairs render wheelchair compliant circulation routes unachievable without extensive and disproportionate structural interventions. These would endanger the property's structural integrity, compromise its character and be disproportionate when weighed against the modest scale of the proposal.

	Approved Document M of the Building Regulations mandates reasonable provision for access for disabled persons but recognises that full compliance can be impracticable for existing buildings undergoing a change of use. The standard of provision must be appropriate to the nature and context of the site.
Extant Unitary Development Plan Policies	Development Compliance
Policy DC4, Bed & Breakfast establishments (Class C1)	This policy is not applicable to the development. It relates to bed and breakfast establishments within Use Class C1 and not guest houses.
DC4.1	This policy is not applicable to the development. It relates to bed and breakfast establishments within Use Class C1 and not guest houses.
DC4.2	This policy is not applicable to the development. It relates to bed and breakfast establishments within Use Class C1 and not guest houses.
DC4.3	This policy is not applicable to the development. It relates to bed and breakfast establishments within Use Class C1 and not guest houses.
DC4.4	This policy is not applicable to the development. It relates to bed and breakfast establishments within Use Class C1 and not guest houses.
Policy DC26.1, Development and Noise	A Noise impact Assessment has been submitted. The design considerations and specifications recommended in the assessment will be fully implemented.
Policy DC26.2	A Noise impact Assessment has been submitted. The design considerations and specifications recommended in the assessment will be fully implemented.

Supplementary Planning Documents/ Guidance

[Supplementary Planning Documents/ Guidance](#)

- Guide to Development in Manchester SPD

SPD/ SPG	Development Compliance
Guide to Development in Manchester SPD	• The development will help to sustain local facilities. • A Parking Survey has been submitted with the application. It shows that ample on-street parking is available to accommodate parking demand generated by the proposed use of the building. One on-site car parking space will be provided for the pub manager. • On site bin-store and recycling facilities will be provided. • The development will have no impact on biodiversity. • The development will promote a safe environment. • The development will provide satisfactory accommodation, of good quality.

5. The Development

5.1 Character and Appearance

The pub closed in c.2014. The building is in a poor condition and blights the area. If it remains vacant its condition will continue to deteriorate, whereas its refurbishment and re-use will significantly enhance the character and appearance of the site.

5.2 Living conditions

Throughout its vacancy the building has attracted anti-social behaviour. A suspected cannabis farm that spanned four rooms of the pub was discovered in April 2021. The occupation and refurbishment of the building will significantly improve its appearance and the living conditions for surrounding residents, and the fully managed venue will improve the safety of the area. It will not result in an unreasonable loss of privacy, daylight or sunlight, excessive noise or an overbearing or dominating effect, on any resident.

The development will also provide a satisfactory living standard for the pub manager and future guests, with appropriate levels of space, light and ventilation. A Noise impact Assessment has been submitted. The design considerations and specifications recommended in the assessment will be fully implemented.

5.3 Highway Safety and Parking

The development will not have a materially detrimental impact on highway safety and parking. A Parking Survey has been submitted with the application. It shows that ample on-street parking is available to accommodate parking demand generated by the proposed use of the building. One on-site car parking space will be provided for the pub manager.

Due to the nature of the use most pub visitors will be local residents who live

nearby and arrive on foot, whereas the site's location means many patrons of the guest house will arrive by taxi or public transport rather than using their own vehicles. The application site benefits from excellent sustainable transport accessibility, with multiple bus stops and the Freehold Metrolink Station within only a 2 and 9-minute walk away (respectively), serving a wide variety of local and city-wide destinations including Manchester City Centre. On-site cycle parking will also be provided for staff and residents of the guest house. This will reduce car dependency.

5.4 Waste

On site bin-storage and recycling facilities will be provided.

5.5 Biodiversity

The biodiversity gain condition imposed by [Schedule 7A of the Town and Country Planning Act 1990 \(inserted by the Environment Act 2021\)](#) does not apply in this case. The development will have no impact on biodiversity and is subject to the de minimis exemption.

5.6 Flood Risk and Water Management

The proposed development comprises the change of use of the first floor of the building to provide guest house accommodation, while retaining a public house at ground floor level.

The site is located in flood zone 1 as defined on the Environment Agency's Flood Map for Planning, indicating a low probability of fluvial or tidal flooding, and the site is less than 1ha. The Environment Agency risk of flooding from surface water map shows there is some surface water risk, however the chance of this reaching up to 30cm is very low (between 0.1% and 1% each year) and it will not pose a significant risk to the development. No new build or extensions are proposed and there will be no alteration to the existing building footprint, ground levels or an increase in impermeable surfacing. The proposal will not increase surface water run-off or the risk of flooding within the site or elsewhere, and existing drainage infrastructure is

considered adequate to manage any local surface water flows. The upper floor (that has historically been used as living accommodation) will not be affected by localised surface water, and the Rochdale Canal is located over 100m away from the site and significantly below street level where any breaching of the heavily landscaped canal embankment is unlikely. A site-specific floor risk assessment for the proposed development is unnecessary and would be disproportionate.

To conserve water the development will utilize low flow showerheads, water efficient faucets and dual flush toilets.

Figure 10. Extract From EA Surface Water Map

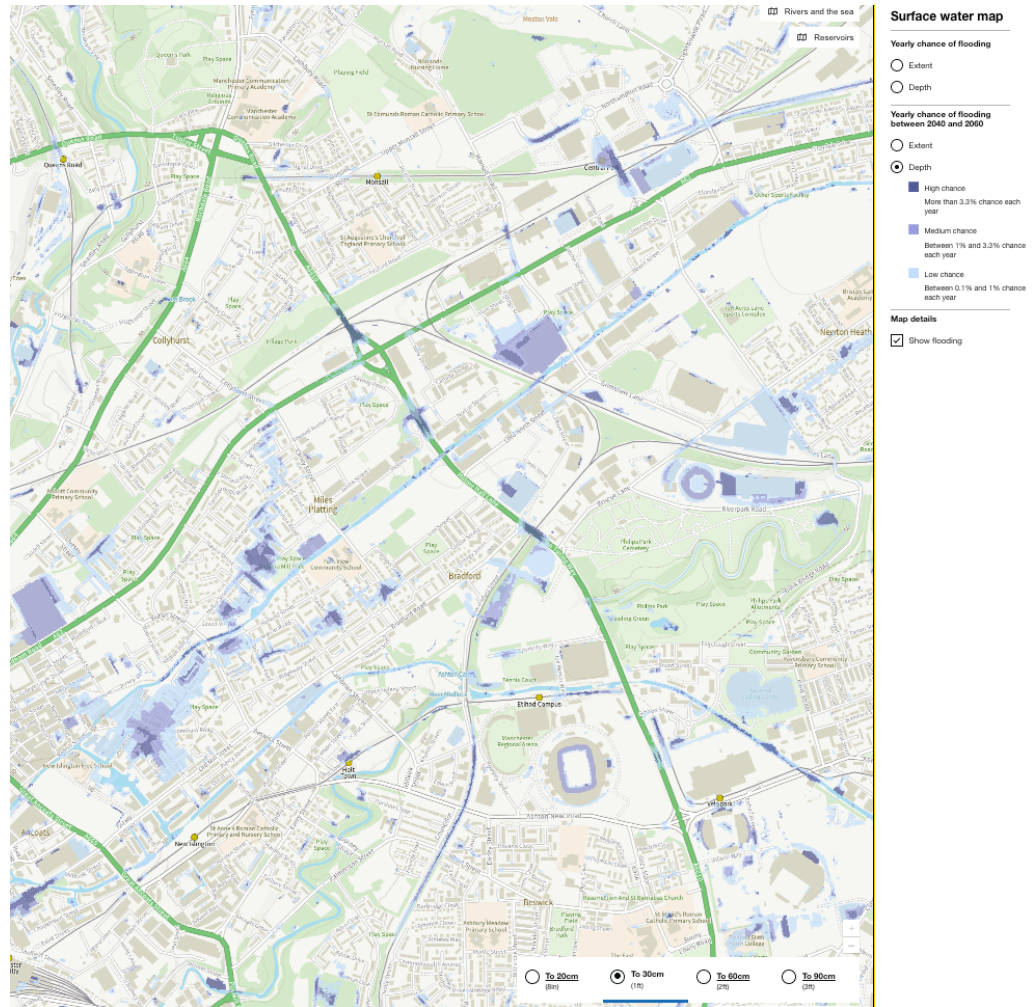


Figure 11. Photograph Showing the Considerable Change in Levels From the Canal to the Grimshaw Lane Canal Bridge, and the Intervening Mature Landscaping Separating the Canal from Adjoining Land Uses, Google Street View



6. Conclusion

6.1 Consideration of the Scheme

The NPPF provides for a presumption in favour of sustainable development. Since this application conforms to both local and national planning policies and guidance, and it comprises sustainable development, it should be supported and welcomed by the local planning authority. Planning permission should be granted without delay.

The benefits of the development are considerable and will include, inter alia:

- The refurbishment and re-use of an empty and unsightly building. This has been a long-term blight on the area and a magnet for anti-social behaviour.
- An improvement to the living conditions of nearby residents and the safety of surrounding occupiers.
- A boost to the visitor economy by attracting short term stays for events, tourism and visiting families.
- A revitalized ground-floor public house, providing residents with a social hub that has been missing in this part of Manchester since it closed its doors in c. 2014.
- Additional footfall for shops and local businesses, contributing to their viability.
- The creation of 7 new jobs in hospitality, housekeeping and management; and
- Increased business rates.

Paragraph 39 of the NPPF requires that local planning authorities approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available and work proactively with applicants to secure developments that will improve the economic, social and environmental

conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible. If the LPA identifies any areas of concern with the application, notwithstanding this submission, it is requested that these are raised with the applicant prior to a formal decision on the application being made. This will give the applicant the opportunity to respond to them, and if necessary to amend the proposal.

7. Contact



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