Our Ref: 2025-46c

Planning – Development Management Team
Manchester City Council
P O Box 532
Manchester
M60 2LA
11th June 2026

VIA PLANNING PORTAL

To Whom It May Concern,

Re: External Seating Area – Unit B, The Glassworks, 1-3 Back Turner Street, Manchester, M4 1FR

We are writing on behalf of our client, KAAWA, in order to submit an application for new seating on the area of land that is within their landlord's demise. This full planning application is, therefore, being submitted for the following form of development:

"Installation of 8 no. 2-seater tables and chairs with associated on southeastern (High Street) elevation with associated barriers."

The applicants have enclosed the following information in support of the planning application:

1) This covering letter
2) A planning application form & Certificate B
3) A Site Location Plan
4) An Outdoor Seating Plan – Proposed Site Plan & Elevations
5) Appendix A – Table & Chairs specification

The owners/applicants submitted a pre-application consultation to Sam Elliott at Manchester City Council (MCC) in January 2026. In these discussions it was acknowledged that a separate Licence application was not required for the tables, chairs and associated barriers if they were restricted to the slabbed area visible in Figure 1 below.



Figure 1 – Photograph of proposed seating area

The enclosed Outdoor Seating Plan proposes a modest level of seating in order to comply with MCC's pre-application advice, thus ensuring that the proposals do not restrict the free flow of pedestrian movement along the surrounding public footway.

The table and chairs specification enclosed in **Appendix A** identifies that the chairs will be foldable steel in moka brown that will blend in well with the existing paved areas and will be easy to install and remove at the beginning and end of each day.

The proposals introduce a modest level of outdoor seating that will add vitality and vibrancy to the street scene and will provide an opportunity for increased trade for the applicant's business during the warmer months of the year. The barriers include the KAWAA branding given that this is the norm for other outside seating areas across the City Centre. The plans clarify that all of the tables, chairs and barriers will be taken inside at the end of each day in order to ensure that they are only present during opening hours. The applicants are also agreeable to a planning condition ensuring that this is the case should the Council deem this necessary.

We will contact the appointed planning case officer following the expiry of the statutory 28-day statutory consultation timeframe in order to ensure that Manchester City Council and their consultees are fully satisfied with the contents of this planning application.

Yours sincerely,

[redacted]

Russell Adams
For and on behalf of Adams Planning + Development Ltd

Encl: Please see items 1) to 5) above.
Cc: Dr. Anass Nuur Ali & Dr. Sulayman Hamid - Co-Founders, Kaawa Limited

Adams Planning + Development, Lowry House, 17 Marble Street, Manchester, M2 3AW
T 0161 820 4884 E info@adamspd.co.uk W www.adamspd.co.uk