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Development Management
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
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Our Ref: EKPS/260709/EP

Submitted via the Planning Portal

6 August 2026

Dear Sir / Madam,

Application for Full Planning Permission: Change of Use Class E to Sui Generis, Bar Dos, Unit 3, One Port Street, Manchester M1 2EQ

Planning Portal Ref: PP-15126705

On behalf of our client, Bar Dos ('the Applicant'), we are pleased to enclose a full planning application for the change of use of Unit 3, One Port Street, Manchester from a Class E use to a bar use (Sui Generis). The application has been submitted via the Planning Portal (Ref: PP-15126705).

Background

One Port Street is a residential-led apartment development within Manchester's Northern Quarter. Unit 3 is one of the commercial uses within the ground floor of the development and fronts onto Great Ancoats Street.

Manchester City Council ("MCC") granted planning permission for One Port Street under planning permission ref. 132489/FO/2021 which was subsequently amended by a number of Non-Material Amendments. The description of development was as follows:

"Erection of a part-33, part-11, part 9 part 7 storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3) (comprising 481 dwellings), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (481 spaces) landscaping, and other associated works"

Planning Permission ref. planning permission ref. 132489/FO/2021 had a number of conditions attached which require further information to be submitted in respect of the ground floor commercial units. The information required by certain conditions is included as part of this application submission.

The Proposed Development

The application proposes a change of use of Unit 3 to allow it to be occupied by Bar Dos, under a Sui Generis use. For clarity, there are no external alterations proposed. A separate application for Advertisement Consent has also been submitted.

Bar Dos is to be a new neighbourhood cocktail bar and is a new venture by the owners of Stray Bar, who successfully operate and manage an existing bar venue within the Mackie Mayor. The venue will provide approximately 60 covers and offer a curated selection of cocktails, wines, beers and spirits. Table service will be available throughout the venue. The premises will not incorporate a commercial kitchen.

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Regulated by RICS

The description of development is as follows:

"Full planning permission for change of use of Unit 3, One Port Street from Class E use to Sui Generis to enable it to be used as a bar"

Opening Hours

The proposed opening hours of the bar would be as follows (as required by Condition 18 of planning permission ref. 132489/FO/2021):

- Monday: 09:00 – 23:30
- Tuesday: 09:00 – 23:30
- Wednesday: 09:00 – 23:30
- Thursday: 09:00 – 00:30
- Friday: 09:00 – 01:30
- Saturday: 09:00 – 01:30
- Sunday: 09:00 – 23:30

Employees

The new bar will employee 6 no. full time members of staff and 3 no. part time employees. – creating in total 9 no. new jobs.

Day to Day Operations

The application is supported by both a Waste Management Strategy and Operational Management Strategy prepared by Bar Dos which outline how the premises will be managed on a day-to-day basis.

Planning Policy

All planning applications must be determined in accordance with the relevant development plan policies and guidance as stated in Section 38(6) of the Planning and Compulsory Purchase Act 2004, unless material considerations indicate otherwise.

The Development Plan for Manchester City Council consists of the following:

- Manchester Core Strategy ("MCS"), adopted July 2012;
- Retained Policies of the Unitary Development Plan ("UDP") adopted1995, and;
- Places for Everyone Joint Development Plan, adopted March 2024.

The Manchester Core Strategy (hereafter "MCS") is the key document and sets out the long-term strategic planning policies for Manchester's future development whereas, the UDP assists the MCS with several retained policies. Furthermore, the Places for Everyone ("PfE") Joint Development Plan Document sets out the strategic development goals for the region including economic development and sustainable place-making.

The Site is within the Regional Centre as defined in Policy EC8 of the Manchester Core Strategy (MCS), and also within the defined City Centre (Policies CC1-10). There are no relevant site-specific allocations, however the

site is located within the area covered by the Manchester Piccadilly Strategic Regeneration Framework ("SRF") (2018).

The pertinent Development Plan policies are as follows:

MCS:

- **Policy EC3: The Regional Centre** – encourages development for employment-generating uses within the Regional Centre, including offices and other commercial development.

- **Policy CC9: Design and Heritage** – requires development in the City Centre to preserve or enhance identified heritage assets, including conservation areas. Also states that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

- **Policy DM1: Development Management** – requires all developments to have regard to a range of specific issues including: impact on the surrounding area in terms of design, scale and appearance; effects on amenity such as privacy, light, noise, odours, litter, road safety and traffic generation; accessibility (for disabled people and sustainable transport modes); community safety and crime prevention; refuse storage and collection; vehicular access; and green infrastructure.

'Saved' policies of the UDP:

- **Policy DC26: Development and Noise** – aims to reduce the impact of noise on people living and working in, or visiting, the City by considering both:

  a) The effect of new development proposals which are likely to be generators of noise; and

  b) The implications of new development being exposed to existing noise sources which are effectively outside planning control.

  The Policy adds that where the Council believes that a new proposal might generate potentially unacceptable levels of noise, it will require the applicant to provide an assessment of the likely impact and of the measures proposed to deal with it satisfactorily. It goes on to state that the Council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

PfE:

- **Policy JP-Strat1** - outlines the overarching strategic approach for development within the area, aiming to deliver sustainable growth by focusing on well-connected, inclusive, and economically resilient places.

- **Policy JP-P1 Sustainable Places / Sustainable Design** - emphasises the creation of high-quality, well-designed places that are environmentally sustainable, inclusive, and adaptable to climate change. It promotes energy efficiency, active travel, green infrastructure, and locally distinctive design.

Other Material Policy Considerations

In line with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, relevant material considerations include (but are not limited to):

- Manchester Piccadilly Strategic Regeneration Framework ("SRF") (2018);

- The Guide to Development in Manchester SPD, adopted April 2007;
- National Planning Policy Framework ("NPPF"), updated December 2024;
- Planning Policy Guidance ("PPG") updated December 2024 and February 2025.

Planning Appraisal

Having introduced the Applicant, the site and surroundings, the proposed development and the relevant local and national planning policies, it is now relevant to present the justification for the proposals.

The main issues for consideration relate to the acceptability of the proposals in terms of the acceptability of the proposed use and the associated impact on amenity.

Principle of Development

The Site is situated in Manchester's Northern Quarter: a vibrant part of Manchester City Centre and a destination with a mix of commercial and leisure uses, along with established and new homes. The Site is allocated within The Regional Centre under Policy EC3 and is regarded is a sustainable and suitable location for the proposed use with both bus and tram networks within walking distance.

The Proposed Development intends to support the vibrancy of the Northern Quarter as a cultural and leisure destination through the creation of a new neighbourhood cocktail bar and also support the employment of 9 no. people and in turn support the role of the Regional Centre, and ongoing regeneration of the area covered by the Manchester Piccadilly SRF.

The Proposed Development is therefore considered to be in accordance with MCS Policies EC3 and CC9, as well as PfE Policies JP-Strat1J1 and P-P1 as well as supporting the objectives of the Manchester Piccadilly SRF 2018.

Amenity Considerations

The proposed use of Unit 3 as a new neighbourhood bar will complement existing similar uses surrounding the site within the Northern Quarter and Ancoats. The application is supported by two Noise Impact Assessments undertaken by Stantec as well as an Operational Management Strategy prepared by Bar Dos.

The two Noise Impact Assessments conclude that the proposed bar venue can operate within Unit 3 without causing unacceptable music noise impacts on existing or new residents (within One Port Street itself).

The assessments have also considered potential plant and equipment noise emissions to residential dwellings situated in close proximity of the site or within the One Port Street development itself (in line with Conditions 15 and 17 of planning permission ref. 132489/FO/2021). Subject to the installation of the proposed noise control measures set out in the Noise Assessment, it is concluded that the proposed bar venue can operation with detrimental impact on neighbouring residents or new residents within the apartments above.

The Operational Management Plan (as required by Condition 37 of planning permission ref. 132489/FO/2021) outlines how the new venue will be managed on a day-to day basis. This includes comprehensive details on every aspect of managing a neighbourhood bar including proposed opening hours, including the sale of alcohol and use of recorded music. The Strategy also sets out measures for the prevention of crime and disorder, public nuisance, noise management, door management and customer dispersal.

The proposed fit-out of the unit has been designed in accordance with the Crime Impact Statement and Secure by Design principles for the One Port Street development (as approved in application ref. 132489/FO/2021, and in line with Condition 35)

A Waste Management Strategy is submitted (as required by Condition 20 of planning permission ref. 132489/FO/2021) which outlines that Bar Dos will store all waste generated by the premises within its own demise in two dedicated internal wheelie bins located within the back of house area until the point of collection. No permanent storage of commercial waste shall take place on the public highway.

A Ventilation Strategy in also submitted as part of the application (as required by Condition 19 of planning permission ref. 132489/FO/2021)

It is not considered that the use of the property will cause any adverse impact on the surrounding amenity, and as a result, the development accords with Core Strategy Policy DM1 and Saved Unitary Development Plan Policy DC26.

Summary

Overall, it is considered that the Proposed Development will support the city's nightlife and cultural scene. The proposals will not result in any detrimental impact on the amenity of any neighbouring residents or occupiers.

The proposals are therefore considered to be entirely consistent with both Local and National Planning Policy and it is therefore respectfully requested that permission be granted without delay.

Supporting Plans and Documents

In addition to this covering letter, the planning application is supported by the following plans and documents:

- Planning Application Forms and Certificates;
- Site Location Plan;
- Proposed Unit Plan;
- Waste Management Plan and completed MCC Waste Proforma;
- Operational Management Strategy prepared by Bar Dos;
- Ventilation Strategy.
- Noise Assessments prepared by Stantec.

We would be grateful if you could confirm receipt of this planning application and confirm that it has been successfully validated.

I trust the submitted information is sufficient, however should you have any questions or require any further information, please do not hesitate to contact me by email or telephone [redacted].

Kind Regards.

[redacted]

Ellie Philcox
Director
[redacted]