

**MANCHESTER CITY COUNCIL**

**PLANNING AND HIGHWAYS**

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**on planning applications to be considered by  
the Planning and Highways Committee**

**at its meeting on 17 November 2022**

**This document contains a summary of any objections or other relevant  
representations received since the preparation of the published agenda.  
Where possible, it will also contain the Director of Planning, Building Control &  
Licensing's own brief comment.**

## APPENDIX TO AGENDA (LATE REPRESENTATIONS)

**Planning and Highways Committee** 17 November 2022

**Item No.** 5

**Application Number** 133513/FO/2022

**Ward** Deansgate Ward

### **Description and Address**

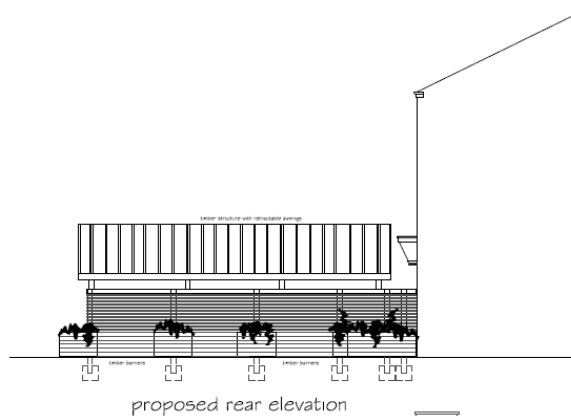
Erection of a timber structure, with associated awning and planters, associated with an outside seating area

43 Liverpool Road Manchester M3 4NQ

### **1. Director of Planning – further observations / amendment to reason for refusal**

The applicant has shared a management plan for the outside seating area. This has been assessed by Environmental Health who confirm that if the application were to be approved it would be acceptable.

For completeness, below is the rear elevation of the proposed structure. This would be the view of the development from the Railway Viaduct looking towards Liverpool Road.



There is a typing error in reason for refusal. The reason should state:

- 1) The creation of an external structure associated with the reconfiguration of the outside seating area at land adjacent to the White Lion Public House by virtue of the siting, scale, appearance and materiality would form an excessively large, dominant and incongruous feature within the setting off the public house, the Castlefield conservation area and adjacent listed buildings. This would have an unduly harmful impact on the character and visual amenity of the local area and result in less than substantial harm to the historic environment. There would not be the required public benefits to outweigh this harm. The proposal is therefore contrary to the provisions of

policies SP1, EN1, EN3, CC9, CC10 and DM1 of the Manchester Core Strategy (2012), saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995) and NPPF.

The recommendation remains **Refuse** subject to the reason outlined above.