

# The White Lion Hotel — Craft Union Pub Co. (part of The Stonegate Group)

Manchester City Council



Source: Planning Potential Site Visit (2022)

On behalf of Craft Union Pub Co. (part of The Stonegate Group), Planning Potential have taken great Pride in obtaining full planning permission at The White Lion Hotel, Manchester, for an improved external seating arrangement adjacent to Castlefield's historic Roman Gardens.

Following an initial refusal in November 2022, Planning Potential supported Craft Union Pub Co. in developing, resubmitting, and obtaining full planning consent for, a new and contextually suitable external area for The White Lion Hotel.

A review of the most recent planning history and the policy context of the site by both Planning Potential and Heritage Potential allowed the preparation of a detailed planning & heritage statement to justify the proposed works at the site, which is located sensitively adjacent to the remains of Manchester's Roman Fort in the heart of the Castlefield Conservation Area. In terms of heritage, we were certainly entering the lion's den!

The Castlefield Urban Heritage Park, within which the Roman remains and the external area sit, had also been subject to approved masterplan proposals from a local community group, who were known to be bringing forward a new scheme for the area following the elapsing of their initial planning consent.

The White Lion Hotel, with its prominence on a corner plot on Liverpool Road, is a focal point amongst the local community. The upgrading of the external seating area, to which the client has held long-standing occupancy, was sought to try and enhance the hospitality offering of the pub, and subsequently it's viability.

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The works proposed centred around an improved arrangement of timber planters around the perimeter, which would enclose an arrangement of characterful parasols and loose furnishings. The proposals were designed to contemporarily bind with the surrounding heritage context, whilst simultaneously enhancing the weather durability of the area, alongside its practicality and efficiency from a management and operational perspective.

Whilst acknowledging the client brief to enhance the aesthetics and practicality of the area and thus the vitality of the premises, the need to sensitively bind the proposals to the wider master planning proposals, in seeking to incentivising public usage and enjoyment of the surrounding Public Open Space, was also a key consideration.

Through positive, personable, and proactive working with the planning officer and the local neighbourhood group, Planning Potential were able to liaise on a suitable approach to design and were able to act responsively to queries raised by both parties. Workings with the local community enabled the scheme to meet the needs of both the client, and the wider aspirations for the Roman Gardens.

During the determination process, Planning Potential were able to demonstrate the policy compliance of the proposals in light of the site constraints and initial concerns from the LPA, overcoming challenges faced during the previous refusal, and subsequently swaying the planning officer into being on board with the proposals.

Effective dialogue with the LPA enabled planning consent to be obtained by the targeted date and without the imposition of pre-commencement conditions, ensuring the client could begin the approved works at their leisure.

### Summary of Achievements

- **Forum for progress** - Proactive working with the Local Planning Authority and local community groups, and appropriate liaison with other members of the project team to ensure the delivery of a contextually suitable scheme, for the benefit of the client and key stakeholders.
- **Holding the fort** – Overcoming previous substantial public opposition through the presentation of robust planning arguments to secure planning consent by the targeted determination date and avoiding the imposition of pre-commencement conditions.
- **Roaring to victory** - Avoidance of conditions requiring discharge and securing ongoing management conditions which were aligned to the existing operational arrangements of the client, allowing development to commence at their leisure.