

2nd January 2022

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Planning and Building Control
Manchester City Council
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Dear Sir/ Madam,

Application for Discharge of Conditions 5(a), 15, 16(a), 18, 22, 24(a) and 28 (previously 8(a), 22, 23(a), 26, 31, 34 and 38) (122599) attached to planning permission reference 122599/FO/2019 (as amended by 125280, 126454, 129248 and 132338) at Adair Street, Manchester

On behalf of our client Capital & Centric ('the Applicant') we enclose with this letter an application for the Discharge of Condition Conditions 5(a), 15, 16(a), 18, 22, 24(a) and 28 (previously 8(a), 22, 23(a), 26, 31, 34 and 38) (122599) attached to planning permission reference 122599/FO/2019 (as amended by 125280, 126454, 129248 and 132338) at Adair Street, Manchester. The planning application permitted allowed for the following development:

"Demolition of existing building and erection of a 13 / part 14 (plant level) storey building to create a 275-bedroom hotel (Class C1) use."

Conditions

Condition 5(a)

Condition 5(a) states;

"a) Three months prior to the first occupation of the development, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the occupation of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships;*
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal; and*

iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives."

Condition 5(a) Submitted Information

We enclose the following suite of documentation to formally discharge the above Condition:

- Local Labour Plan prepared by Jurys Hotel Management (UK) Limited

Condition 15

Condition 15 states;

"No part of the development shall be occupied unless and until details of a parking management strategy for hotel guests has been submitted to and approved in writing by the City Council as Local Planning Authority. Any approved Strategy shall be implemented in full at all times when the development hereby approved is in use."

Condition 15 Submitted Information

We enclose the following suite of documentation to formally discharge the above Condition:

- Parking Management Strategy prepared by Leonardo Hotels

Condition 16(a)

Condition 16(a) states;

"Before the development hereby approved is first occupied a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority as detailed within the Interim Travel Plan Curtins Ref: 70489/ITP Revision: V02 Issue Date: 07 January 2019 . In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those guests or employees of the development;*
- ii) a commitment to surveying the travel patterns of guests or employees during the first three months of use of the development and thereafter from time to time;*
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car;*
- iv) measures for the delivery of specified travel plan services;*
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car."*

Condition 16(a) Submitted Information

We enclose the following suite of documentation to formally discharge the above Condition:

- Travel Plan prepared by Vectio Consulting
- Transport Statement prepared by Vectio Consulting

Condition 18

Condition 18 states;

"Before any part of the development hereby approved is first occupied details of the following shall be submitted and approved in writing by the City Council as Local Planning Authority

A service management plan to detail final arrangements in relation to both refuse collection and deliveries and coach pick up / drop off. This should cover the frequency and dimensions of vehicles requiring access to the site, along with final details of the location for loading/unloading.

The development shall thereafter be fully implemented in accordance with these details."

Condition 18 Submitted Information

We enclose the following suite of documentation to formally discharge the above Condition:

- Service and Delivery Management Plan prepared by Leonardo Hotels

Condition 22

Condition 22 states;

"Before any use of the ground floor Bar/ Restaurant use hereby approved commences details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition."

Condition 22 Submitted Information

We enclose the following suite of documentation to formally discharge the above Condition:

- Bar/ Restaurant Opening Hours Document

Condition 24(a)

Condition 24(a) states;

"Prior to occupation of the hotel use a strategy for the management and provision of suitable certified mobile hoists within the rooms for disabled people shall be submitted to and approved in writing by the City Council as Local Planning Authority on the basis of an initial provision of three hoists."

Condition 24(a) Submitted Information

We enclose the following suite of documentation to formally discharge the above Condition:

- Disabled Equipment Strategy – Birdie Evo

Condition 28

Condition 28 states;

"Before any use hereby approved commences, details of the proposed hours of operation of the external seating area associated with the space and how this would be managed to prevent any crime and disorder issues and disamenity to any adjacent residents shall be submitted to and approved in writing by the City Council as local planning authority."

Condition 28 Submitted Information

We enclose the following suite of documentation to formally discharge the above Condition:

- External Seating Area Operating Hours Document
- External Seating Area Operational Management Document

Fee

The relevant planning application fee of £144.00 (including £28.00 service charge) has been paid via BACs online at the Planning Portal website.

We trust that the above and enclosed is all in order and the condition application can be validated and progressed.

Please give me or my colleague Lauren Neary a call if you require any further details.

Yours faithfully,



**Lauren Neary
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For and on behalf of Avison Young**