

Your Ref: 1861/NL/LN

T: +44 (0)8449 02 03 04
F: +44 (0)161 956 400911th April 2022**avisonyoung.co.uk**Planning and Building Control
Manchester City Council
532 Town Hall
PO Box
Manchester
M60 2LA

Dear Sir/ Madam,

Application for Discharge of Condition 19 attached to application ref no 129248/JO/2021 (amendment of 122599/FO/2019) also 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 19 attached to application ref no 129248/JO/2021 (amendment of 122599/FO/2019) also amended by 125280, 126454, 129248 and 132338 at Adair Street, Manchester. Planning application reference 129248/JO/2021 permitted the following development:

"S73 application for Minor Material Amendments to application ref no 122599/FO/2019 (erection of a 13 / part 14 (plant level) storey building to create a 275- bedroom hotel (Class C1) use) (as amended by 125280 and 126454) to vary condition 2 (Approved Dwgs and documents) to amend the detailing on the facades."

and planning application reference 122599/FO/2019 permitted 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 19**

Condition 19 states;

"a) Prior to the first use of the hotel hereby approved commencing, a programme for the delivery of a scheme of highway works and footpaths reinstatement shall be submitted to and approved in writing by the City Council, as Local Planning Authority."

For the avoidance of doubt this shall include the following:

- i) Provision of 2 x disabled parking bays on Adair Street;*
- ii) A coach layby / drop off on Adair Street;*
- iii) Proposed service bay / taxi drop off on Norton Street;*
- iv) Vehicular crossovers reinstatement/new and resurface footways (in York Stone or another similar high quality material) around the perimeter of the site on Adair Street, Great Ancoats Street and Norton Street);*
- v) Narrowing of Heyrod Street road carriageway to 4m, with a one way operation from north east to south west, with footways to either side;*
- vi) Resurfacing of Norton Street carriageway;*
- vii) New junction between Norton Street and Heyrod Street; and*
- viii) New junction layout with pedestrian crossing facilities at the Norton Street / Adair Street Junction.*

b) Prior to first use of hotel hereby approved commencing details of the highway works and footpaths reinstatements set out in points i), ii), iii) and iv) above only shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented and be in place prior to the first occupation of the hotel element within the final phase of the development hereby approved, with the exception of part iv which shall be implemented within 3 months of first occupation."

Condition 19 Submitted Information

We enclose below the programme for the delivery of high works and footpath reinstatement below to discharge Part (a) of Condition 19.

S278 works	Start	Complete
Norton Street	28/03/2022	18/04/2022
Adair Street	02/03/2022	30/03/2022
Great Ancoats (including traffic island)	18/03/2022	24/05/2022

To discharge Part (b) of Condition 19 the following documents have been submitted:

- 63048-ARP-ZZ-ZZ-DR-C-7520; and,
- 63048-ARP-ZZ-ZZ-DR-C-7512.

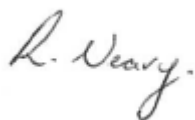
Fee

The relevant planning application fee of £148.20 (including £32.20 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 a call if you require any further details.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'L. Neary'.

Lauren Neary
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For and on behalf of Avison Young