

Our Ref: 04B811979

Your Ref: PP-10342205

24 January 2022

FAO Angela Leckie
Planning and Building Control
Manchester City Council
532 Town Hall
PO Box
Manchester
M60 2LA

Dear Angela,

Adair Street, Manchester, M1 2NQ: Application for non-material amendment to Condition 19 (previously 28 (122599)) attached to planning permission reference 122599/FO/2019 as amended by 125280, 126454 and 129248 under Section 96(a) of the Town and Country Planning Act

On behalf of our client Capital & Centric ("the Applicant"), we enclose with this letter an application for a non-material amendment under Section 96(A) of the Town and Country Planning Act (1990) to Condition 19 (previously 28 (122599)) attached to planning permission reference 122599/FO/2019 (as amended by 125280, 126454 and 129248) which was granted on 23 September 2019. The planning application permitted the following development at 1 Adair Street, Manchester, M1 2NQ:

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

The proposed non-material amendments are made under Section 96(A) of the Town and Country Planning Act (1990) which states:

"A local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material. The power conferred may be exercised only on an application made by or on behalf of a person with an interest in the land to which the planning permission relates."

The following has been submitted in support of this application:

- This covering letter; and
- Application forms duly signed and completed (Planning Portal Ref: PP-10342205);

The Proposal

The full description of development as detailed on the planning application forms is as follows:

"Proposed non-material amendment to Condition 28"

The principle of this non-material amendment has been discussed and agreed with officers at Manchester City Council prior to submission.

Due to delays incurred in agreeing the highway improvements works and securing Section 278 technical approval, the Applicant is now unable to deliver the entirety of the committed highways improvement works prior to practical completion of the development. As such, this application seeks permission for amendments to Condition 28 attached to application 122599/FO/2019 to alter the timings of the delivery of the highways improvement works.

Condition 28

Condition 28 currently 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) - 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.*

It is proposed that Condition 28 is reworded to state (with amendments in **bold**):

- 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.***

Fee

The planning application fee has been calculated as £262 (including £28 service charge) and this amount has been paid for via BACS to the Planning Portal.

I trust the information provided within this submission is sufficient to validate and determine the application. If you have any queries, please contact me or my colleague Lauren Neary on 0161 956 4072.

Yours sincerely,



Neil Lucas

Director

0161 956 4072

Neil.lucas@avisonyoung.com

For and on behalf of Avison Young (UK) Limited