

Our Ref:
Your Ref:

15 November 2021

Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

Submitted via Planning Portal PP-10390323

Dear Ms Woolenscroft,

Invicta House, Atkinson Street, Manchester: Discharge of Condition 20 of Planning Permission Ref. 129249/JO/2021

On behalf of our clients KE Hotels please find enclosed an application to discharge conditions 7, 15, 16, 18 and 20 with regards to permission 129249/JO/2021 granted on 15 September 2021 for the redevelopment of Invicta House for Use Class C1 Hotel development comprising 145 no. guestrooms.

The relevant planning condition, as detailed on the decision notice, is shown below in full, with explanatory text to explain what has been submitted to satisfy the condition.

I trust all is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in the meantime, please do not hesitate to contact me.

Yours sincerely



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	Condition Wording	Details Submitted to discharge condition in full
7	A. The Skills and Employment Methodology prepared by Gilbert Ash and dated 15th October 2019 shall be complied with for the duration of the construction works. B. One month prior to the construction works ceasing, details of the results of the Local Labour Proposal shall be submitted to Manchester City Council. C. When an End User has been identified and prior to the start of the end-use of the development, a Local Labour or Recruitment Plan shall be submitted and approved in writing by the City Council which outlines the immediate and future staffing of the approved end-use. D. Details of the results from the End User Local Labour Proposal or Recruitment Plan shall be submitted to Manchester City Council within three months of occupation.	Please find submitted an Employment Monitoring Schedule prepared by Gilbert Ash in accordance with the approved Skills and Employment Methodology to satisfy part B of this condition. Please find submitted a Local Labour Agreement Strategy for the occupation and management of the hotel to address part C of this condition.
15	a. The development hereby approved shall not be occupied unless and until surface water management has been implemented in accordance with the Flood Risk Assessment & Drainage Strategy prepared by Waterman Infrastructure & Environment Limited dated May 2017 received by the City Council as Local Planning authority on 11 May 2021. b. The development hereby approved shall not be occupied unless and until the following information has been submitted to and approved in writing by the City Council as local planning authority: - o Verification report providing photographic evidence of construction as per design drawings; - o As built construction drawings if different from design construction drawings; - o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.	Please find submitted a Below ground Drainage Verification Report and Management and Maintenance Plan prepared by Watermans Group to discharge this condition in full.
16	Before first occupation of any part of the development, an updated Travel Plan including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented. The Travel Plan shall be fully implemented, prior to first occupation of the building, and shall be kept in operation at all times thereafter.	Please find submitted a Travel Plan prepared by Mode Transport to discharge this condition in full.
18	Prior to the occupation of the development, a scheme of highway works, in order to provide an adequate pedestrian and vehicular environment in the vicinity of the application site, shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, this should include: a) granite paving on Scott Place b) wind mitigation measures at the proposed hotel entrance from Scott Place c) the Atkinson Street footway and carriageway in front of Invicta House; d) proposed stairway connecting Scott Place and Tivoli Street; e) landscaping and carriageway between Scott Place and Sydney	Please find submitted the attached document dated 11/11/2021 prepared by Gilbert Ash and KE Hotels which sets out the details associated with each part of this condition to discharge it in full.

	Street; f) further information about the operation of Tivoli Street to be developed through a Prohibition of Driving Order on Tivoli Street. The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ.	
20	Notwithstanding the details shown on the approved drawings, prior to the first use of the building, details of the tree planting and landscaping provision on Scott Place shall be submitted for approval in writing by the City Council, as local planning authority. The approved details shall then be implemented prior to the first occupation/use and thereafter retained and maintained in situ for as long as the development remains in use. A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance shall also be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation/use and shall be maintained for the duration of the use.	As set out in the approved Proposed Landscaping plan (ref: PL(90)001 Rev B), which is appended to the Highways Document for condition 18, there are no permanent landscaping proposed which the exception of what already exists on Scott's Place. This condition is therefore considered to be complied with and able to be discharged.