

19 May 2022

FAO David Brettell
Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

Dear David,

Old Granada Studios (OGS), St. John's, Manchester – Application for Discharge of Condition 9, 10, 11, 16, 17, 21 and 30 and Partial Discharge of Condition 7 for Planning Permission Reference 130796/JO/2021

Please find enclosed a Condition Discharge application submitted by Manchester Quays (OGS) Developments Limited, for Discharge of Condition 9, 10, 11, 16, 17, 21 and 30 and Partial Discharge of Condition 7 attached to Planning Permission 130796/JO/2021, relating to the Old Granada Studios ('OGS') development in Manchester City Centre.

The original planning permission has been subjected to a minor material amendment (S.73 – variation of condition) application with the following description of development:

"Variation of Condition 2 to planning permission ref: 127612/FO/2020 to reflect design development of container workspaces."

For clarity on the extent of the approval, the original Planning Permission Reference 127612/FO/2020 to which this S.73 application relates approved the following description of development:

"Part redevelopment and part refurbishment including the conversion of the existing Granada House building into a 175 bed hotel (Use Class C1) with associated private members club (Sui Generis); and erection of new single storey rooftop bar and restaurant (Use Classes A3 and A4); external terrace and rooftop pool in addition to the erection of a new ten storey building for office (Use Class B1) and ground floor retail or workspaces (Use Class A1/A3 and/or B1); retention of Studios for current use as filming studios (Use Class B1) and erection of modular workspaces (Use Class B1) with associated access and servicing arrangements; public realm and other associated works"

The original application was granted permission on 16 November 2020. The remainder of this letter sets out the condition wording and information submitted to discharge the conditions against application reference (130796/JO/2021).

Condition 7 – Design for Security (Zone 6 only)

Condition 7 is worded as follows:

“The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation, in line with the recommendations set out in the approved Crime Impact Statement dated 17/03/20.”

In order to provide the details requested by Condition 7, GMP Design for Security have prepared a letter of comfort (dated 1 December 2021) that provides confirmation that the construction phase meets the Secure by Design requirements in relation to the Crime Impact Statement (2015/0087/SBD/01) for Zone 6. The letter also provides confirmation that the development shall continue to be reviewed through the base build and fit out phases towards completion and handover until the Secure by Design certification is awarded to the design team.

The information provided meets the requirements set out and therefore Condition 7 should be formally discharged for Zone 6 only. Further details relating to other zones within OGS will be submitted before completion of each relevant phase (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A).

Condition 9 – Cycle Parking

Condition 9 is worded as follows:

“Use of the development shall not commence unless and until a cycle parking strategy, including temporary and permanent arrangements, has been submitted to and agreed in writing by the City Council as local planning authority.”

An application for discharge of conditions (CDN/21/0820) was validated on the 4 November 2021 that included details sufficient to discharge Condition 9 in relation to Zone 6 of Old Granada Studios. This included a detailed drawing prepared by 3D Reid (Zone 6 - Level B1 Proposal - Floor types - 190239-3DR-Z6-B1-DR-E-162 Rev C) which provides details of a permanent cycle parking strategy containing secure spaces for 18 bicycles.

Since then, the applicant has been reviewing the demand for additional cycle parking spaces within the remaining zones of the building with the future tenants. It has been concluded that additional spaces will not be provided within any other zones within the buildings. Cycle parking is however provided within the new St John's public realm coming forward. Furthermore, it is important to note that it is expected most of the workers are likely to take advantage of the building's City Centre location and the opportunities this provides for easily accessed, efficient and sustainable modes of transport Manchester has to offer to commuters.

The information provided therefore meets the requirements set out and therefore Condition 9 should be formally discharged for the whole development.

Condition 10 – Signage Strategy

Condition 10 is worded as follows:

“Before the development is completed a signage design strategy for all parts of the development shall be submitted to and approved in writing by the City Council as local planning authority.”

In order to provide the details requested by Condition 10, the tenant for Zone 4/5 has prepared a Signage Strategy that provides details of external signage being proposed at Old Granada Studios for the hotel element. The Signage Strategy sets out the specific location and dimensions of all external signage proposed for the hotel element. The information provided within the Signage Strategy includes detailed drawings and elevations as well as CGI’s to help the reader understand how the signage will be viewed.

The information provided meets the requirements set out and therefore Condition 10 should be formally discharged for the whole development.

Condition 11 – Groundworks

Condition 11 is worded as follows:

“The development hereby approved shall be carried out in accordance with the measures set out in 049242-CUR-00-XX-RP-GE-002 Old Granada Studios Post-Demolition Phase 2 Site Investigation prepared by Curtins that identifies and evaluates all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas, with measures recommended to be implemented with regard to remediation as set out in that report. The development shall be carried out in accordance with the approved strategy and a Verification Report shall be submitted to and approved in writing by the City Council.”

To provide the details requested by Condition 11, Bowmer and Kirkland have prepared a confirmation letter relating to the remediation status of Zone 6, Old Granada Studios, where ground conditions are relevant due to site works. Zone 6 sits on top of what was once the annex building of Old Granada Studios HQ. The site was fully demolished to ground floor, with only the ground floor and basement slabs to be removed as part of B&K’s works. All asbestos works were completed before the Applicant took ownership of the site.

As a result of MCC’s acceptance of previously issued information (Appendix A of letter of confirmation) submitted for Condition 11, no remediation strategy was produced for this project as all made ground soils were removed from site to facilitate the construction of a single-storey basement. The enclosed letter of confirmation outlines how the removal of made ground and soil was conducted, concluding that all excavated materials were removed from the site.

The information provided therefore meets the requirements set out and therefore Condition 11 should be formally discharged for the whole development.

Condition 16 – Waste Management Strategy

Condition 16 is worded as follows:

“Before first occupation, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme

shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. New developments should have refuse storage space for segregated waste collection and recycling. Internal and external recycling facilities are required."

To provide the details requested by Condition 16, Vectos have prepared a Waste Management Strategy that provides details of the scheme for the storage and disposal of refuse for the whole of Old Granada Studios. The main bin stores and key transfer routes are outlined below:

- **Zone 1** - Large space is available for the storage of Eurobins generated by filming activities, one-off peak events within the lower ground floor M1 Bin Store. The forecast storage is future proofed to support publicly accessible events held in the Studio Space.
- **Zone 2** - the Modular Workspace bins are stored in the service area accessed from Studio Way.
- **Zone 4 & 5** - the main hotel bin store is adjacent to the ground floor kitchens and is wheeled to a holding area within the service yard ready for collection on street via Studio Way. There is a small bin store available at the seventh floor for the hotel and rooftop restaurant, which is then transferred from the holding area by lift to the ground floor collection point.
- **Zone 6** - Zone 6 New Build Office Waste in Bin Store just north of Zone 6 Main Lift Core, where was is transferred through the M1 corridor to the waste collection point.

On this basis, waste from Zones 1, 2, 4 and 5 will be collected from the dedicated service lay bys on Studio Way. The Zone 6 commercial waste is collected from a layby-by on Atherton Street. Similar to Spinningfields, collections will be undertaken every day under a contract agreed with a single waste operator who can then coordinate collections by specific waste streams.

The strategy will be for the site management staff or the waste operatives to wheel the bins out from the bin stores ready for collection and would be stored in the waste storage areas immediately after. The route that the bins would be transferred along are all step free. Refuse collections on Studio Way would be timed to avoid periods of high pedestrian activity, after 11:00am or early in the morning.

The information provided therefore meets the requirements set out and therefore Condition 16 should be formally discharged for the whole development.

Condition 17 – TV Reception

Condition 17 is worded as follows:

"Studies with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority to Assess the impact of the development on television signal reception within the potential impact area identified in the approved TV and Reception Survey prepared by SCS Technologies within one month of the practical completion of the development and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified TV and Reception Survey prepared by SCS Technologies as approved by the Local Planning Authority."

To provide the details requested by Condition 17, G-Tech have prepared a Television Reception Survey and Impact Assessment that determines the effects on the local reception of television broadcast services from the Old Granada Studios (OGS) development in Manchester.

The report concludes that due to the existing excellent coverage and the robust nature of reception, the development has not impacted the reception of digital terrestrial television (also known as Freeview) services. Due to lack of viewers and satellite dishes in any theoretical signal shadow zone, the development will not cause any interference to local digital satellite television reception, such as Freesat and Sky.

Overall, the development is unlikely to cause any interference to the reception of any television broadcast platform. As no interference is expected or has occurred, no mitigation measures are required to restore the reception of any broadcast service because of the OGS development.

The information provided therefore meets the requirements set out and therefore Condition 17 should be formally discharged for the whole development.

Condition 21 – Travel Plan

Condition 21 is worded as follows:

“Before first occupation of any part of the development, a Travel Plan together with 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.”

To provide the details requested by Condition 21, Vectos has prepared a Framework Travel Plan for Old Granada Studios. It sets out in detail the access to the site by walking, cycling, train, tram, bus and by car, and is therefore in a highly accessible location.

The aims of the strategy to encourage sustainable transport modes are as follows:

- Informing staff and visitors on the sustainable transport options that available.
- To increase the awareness of the advantages for travel by more environmentally friendly modes.
- To introduce a package of management measures that will facilitate travel by modes of transport other than the private car.
- To encourage staff and visitors to use alternatives to the private car.
- To monitor and review travel patterns and inform MCC/TfGM.

The principal measures outlined in the Travel Plan are as follows:

- New Employee Travel Information Brochure/Website;

- Improving travel awareness;
- Creation of a travel database;
- Provide Travel Information in central staff areas;
- Provision of cycle facilities;
- Cycle user groups;
- The creation of a Car Share Club; and
- Promoting sustainable travel for visitors via the website, and in reception areas.

To enable the success of the Travel Plan to be established, the Travel Plan Co-ordinator will be responsible for ensuring that on-going monitoring and regular staff travel surveys are undertaken. Full details are provided in the Travel Plan prepared by Vectos.

Based on the information provided, the Proposed Development complies with the requirements set out by Condition 21 and therefore we request that this condition be formally discharged for the whole development.

Condition 30 – Servicing Strategy

Condition 30 is worded as follows:

“Use of the development shall not commence unless and until a servicing strategy, including a schedule of loading and unloading locations, has been submitted to and agreed in writing by the City Council as local planning authority. Servicing shall thereafter take place in accordance with the approved strategy.”

To provide the details requested by Condition 30, Vectos have prepared a Servicing Strategy that outlines the proposed servicing arrangements for the whole of Old Granada Studios. The strategy for each part of the development is set out below:

- **Zone 1, 2, 4 and 5:** servicing would be made from the long lay-by on Studio Way.
- **Zone 6:** The office and commercial retail spaces that form the Zone 6 development benefit from a loading bay area on Atherton Street.

Based on the information provided, the Proposed Development complies with the requirements set out by Condition 30 and therefore we request that this condition be formally discharged for the whole development.

Summary

In addition to the information submitted as a specific requirement of this condition and this covering letter, a Condition Discharge Application Form has been submitted via the Planning Portal to formalise this Application seeking to Discharge Condition 9, 10, 11, 16, 17, 21 and 30 and Partial Discharge of Condition 7 for Planning Permission Reference 130796/JO/2021.

Payment will be made to Manchester City Council for £116, in respect of the application fee for this application to agree details reserved by condition, via the Planning Portal (Planning Portal Reference: PP-11238741).

We trust you will find this application in order, and we look forward to receiving written confirmation of its registration. If you require any further details, please contact me using the details provided overleaf or Michael Percival on 0161 455 6672 (mipercival@deloitte.co.uk).

Yours sincerely,
Deloitte LLP

Enc:

- Letter of Comfort, prepared by GMP Design for Security (Condition 7);
- Signage Strategy (hotel element / Zone 4/5), prepared by Soho House (Condition 10);
- Confirmation Letter and Appendices, prepared by Bowmer and Kirkland (Condition 11);
- Waste Management Strategy, prepared by Vectos (Condition 16);
- Television Reception Survey and Impact Assessment, prepared by G-Tech (Condition 17);
- Travel Plan, prepared by Vectos (Condition 21);
- Servicing Strategy, prepared by Vectos (Condition 30); and
- ZONE PLAN 180146-3DR-ZO-XX-DR-D112 REV A.