MANCHESTER CITY COUNCIL

Planning

Tony Mitchell
Telephone: 0161 234 4776
a.mitchell@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr John Cooper
Deloitte LLP
2 Hardman Street
Manchester
M3 3HF

Date: 31 October 2013

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission
Application No: 103642/NMC/2013/C1
Description: Non Material Amendment to Planning Permission Reference 101522/FO/2013/C1 (Change of use of floors 1 - 8 and part of ground floor of 100 King Street from office (Class B1) to Hotel (Class C1) with associated bar and restaurant use (Class A3 and A4) at levels 1, 2, 7 and 8 and associated external works comprising formation of new hotel drop off point, associated public realm works, installation of 2 No. lanterns adjacent to the proposed hotel entrance and creation of external bar / terrace area at the roof level and associated works) to amend location of restaurant and hotel reception, omission of games room, removal and relocation of toilets, addition of ancillary office space, reduction in bedrooms from 66 to 60, provision of service lift and riser, removal bar space and creation of storage space, and omission of spiral staircase.
Location: 100 King Street, Manchester, M2 4WU

I refer to your application for a non-material amendment to planning permission reference 101522/FO/2013/C1.

Condition 2 attached to planning permission reference 101522/FO/2013/C1 is therefore amended and replaced with the following condition:

2) The development hereby approved shall be carried out in accordance with the following drawings and information, unless otherwise agreed in writing by the City Council as Local Planning Authority:

Drawings:
2371 00 Proposed Ground Floor Plan
2371 01 Rev B - Proposed 1st Floor Plan
2371 02 Rev B - Proposed 2nd Floor Plan
2371 03 Rev B - Proposed 3rd Floor Plan
2371 04 Rev B - Proposed 4th Floor Plan
2371 05 Rev B - Proposed 5th Floor Plan
2371 06 Rev C - Proposed 6th Floor Plan
2371 07 Rev B - Proposed 7th Floor Plan
2371 08 Rev B - Proposed 8th Floor Plan

2371 09 Proposed Basement Floor Plan
2731 13A Proposed Entrance Plan
2371 OP 01 Overlay Plan Proposed 1st Floor
2371 OP 02 Overlay Plan Proposed 2nd Floor
2371 OP 03 Overlay Plan Proposed 3rd Floor
2371 OP 04 Overlay Plan Proposed 4th Floor
2371 OP 05 Overlay Plan Proposed 5th Floor
2371 op 06 Overlay Plan Proposed 6th Floor
2371 OP 07 Overlay Plan Proposed 7th Floor
2371 OP 08 Overlay Plan Proposed 8th Floor
23710 20 Ground Floor Ceiling Plan
2371-21 Rev A First Floor Ceiling Plan
2371-22 Rev A - Second Floor Ceiling Plan
2371-23 Rev A - Third Floor Ceiling Plan
2371-24 Rev A - Fourth Floor Ceiling Plan
2371-25 Rev A Fifth Floor Ceiling Plan
2371-26 Rev A Sixth Floor Ceiling Plan
2371-27 Rev A - Seventh Floor Ceiling Plan

Documents / Information
Computer Generated Image (CGI) of Proposed Hotel Entrance
Design and Access Statement prepared by Deloitte Real Estate (dated January 2013)
Supporting Planning Statement (incorporating a Statement of Consultation) prepared by Deloitte Real Estate (dated January 2013)
Heritage Assessment prepared by Stephen Levrant Heritage Architecture (dated January 2013)
B12.038-MSK-02 Proposed 7th Floor Ductwork / External Plant
B12.038-MSK-T1Proposed 8th Floor Plan / Ductwork Arrangement
Covering Letter and Supporting Justification dated 6 September 2013
Information on location of toilets submitted by email of 8 October 2013 from Deloitte Real Estate
2371-14A Proposed Site Plan / Drop Off Layby General Arrangement
Transport Statement prepared by Curtins Consulting (dated January 2013)
Framework Travel Plan prepared by Curtins Consulting (dated January 2013)
Acoustic Assessment prepared by Hann Tucker Associates Ltd (dated 31 January 2013)
Ventilation Strategy prepared by Briggs and Forrester (dated 30 January 2013)
Environmental Standards Statement prepared by Briggs and Forrester (dated 30 January 2013)
Fire Strategy prepared by Trenton Fire (appended to the Design and Access Statement dated January 2013)
Floor Assessment prepared by Trenton Fire (appended to the Design and Access Statement dated January 2013)
Measures detailed in the Refuse Management Strategy prepared by Building Management Services Ltd
Recommendations contained in Sections 5, 6, 7, 8 and 9 of the Crime Impact Statement prepared by Greater Manchester Police (Version A dated 23 January 2013)

Reason - To ensure that the development is carried out in accordance with the approved plans.

Following an assessment of the information submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority. The City Council is

satisfied that the amendments generally accord with the policies contained within the Development Plan, specifically policies Policies SP1 'Spatial Principles', DM1 'Development Management', CC8 'Change and Renewal', CC9 'Design and Heritage', CC10 'A Place for Everyone', T1 'Sustainable Transport', T2 'Accessible areas of opportunity and need', EN1 'Design Principles and Strategic Character Areas',and EN3 'Heritage', of the Core Strategy; and saved Policies DC18.1 (Conservation Areas), DC19.1 (Listed Buildings),and DC26 (Development and Noise) of the City of Manchester Unitary Development Plan, in that, given the proposed amendments, the development would make the area more safe and attractive; would be of a high standard of design and make a positive contribution towards improving the City's Environment; there would not be any significant impacts on the residential amenities of adjoining occupiers; would encourage energy conservation by being will served by public transport and by using high standards of energy efficiency within the development; would include measures which would lead to a safer environment; would promote regeneration and an improved environment; would be accessible at ground floor level for people whose mobility is impaired; would be in keeping with the character and appearance of the Upper King Street Conservation Area and the character and setting of the building and nearby listed buildings; and generally the proposal would provide a high quality facility within the area to the benefit of the wider surrounding community allowing the continuing regeneration of the locality.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 101522/FO/2013/C1. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 101522/FO/2013/C1 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

Should you wish to discuss the matter further, please contact Tony Mitchell using the details above.

Yours faithfully,

Julie Roscoe
Head of Planning, Building Control & Licensing