

07 July 2025

FAO Michael Pearson

Planning Department
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear Michael

Joyce, Boulton House, 17-21 Chorlton Street, Manchester – Application for Change of Use and Full Planning Permission (including Listed Building Consent for minor changes to 8 Minshull Street)

Please find enclosed an application for Change of Use and Full Planning Permission for the redevelopment of Boulton House submitted to Manchester City Council, and associated Listed Building Consent for works to the adjacent Listed Building at 8 Minshull Street. The Applicant is The James (M1 Living) (the ‘Applicant’).

Boulton House, a nine-storey office building at 17-21 Chorlton Street, Manchester occupies a site of approximately 0.296 hectares. The Site is bounded by Chorlton Street to the west, Major Street to the north, Minshull Street to the east, and Bloom Street to the south (the ‘Site’).

Description of Development

The Proposed Development envisions the retention and refurbishment of the existing Boulton House structure, complemented by new build extensions of ground plus six storeys along Bloom Street and a single storey addition on Major Street, into ‘Joyce by the James’, which will offer short-term accommodation as an alternative to hotels for visitors to the city.

The redevelopment will also result in a minor intervention being needed to the adjacent Grade II Listed Building at 8 Minshull Street to introduce a flashing detail at the junction between the two buildings, required to keep water from entering the cavity created by the new development.

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The formal description of development outlined on the Application Form for Change of Use and Full Planning Permission comprises:

“Refurbishment and reuse of Boulton House (including new build extension comprising ground plus 6 storeys to Bloom Street and 1 storey to Major Street) to provide 261 serviced apartments and associated amenity space (Use Class C1 (Aparthotel)) plus flexible ground floor commercial uses ((Use Class E and / or Sui Generis (p) and (q))) along with associated landscaping and public realm works, external plant, and amended servicing and access arrangements (including new secure cycle parking).”

The description of development as applied for by the Listed Building Consent is as follows:

“Listed Building Consent for interface works to 8 Minshull Street to facilitate the redevelopment and reuse of Boulton House (including new build extensions comprising ground plus 6 storeys to Bloom Street and 1 storey to Major Street).”

Application Documentation

This covering letter should be read in conjunction with the following documents submitted with this application:

Document	Prepared by
Planning Application Forms and Ownership Certificates	Deloitte
Application Site Boundary and Location Plan	SimpsonHaugh
Existing and Proposed Site Plans, Floorplans and Elevations	SimpsonHaugh
Accommodation Schedule	SimpsonHaugh
Design and Access Statement (including Landscape Strategy)	SimpsonHaugh
Planning Statement (including Blue and Green Infrastructure Statement)	Deloitte
Consultation Report	Font Communications
Air Quality	NoiseAir Acoustics & Air Quality
Arboricultural Assessment	Brindle & Green

Document	Prepared by
Archaeological Assessment	Brindle & Green
Biodiversity Assessment and Metrics	Brindle & Green
Crime Impact Statement	GMP
Daylight/Sunlight Review	CHP
Economic Statement	OBI
Energy and Carbon Report	Consulux
Fire Statement	Fire Risk Assessments Limited
Flood Risk Assessment and Drainage Strategy	Nimbus Engineering Consultants
Ground Conditions and Contamination	Create
Heritage Statement	Brindle & Green
Interim Travel Plan	Focus Transport Planning
Local Labour Commitment	The James (M1 Living) Limited
Noise Impact Assessment	NoiseAir Acoustics & Air Quality
Operational Management Plan (including Waste Strategy)	The James (M1 Living) Limited
Outline Construction Management Plan	EOW
Preliminary Ecological Appraisal	Brindle & Green
Television Reception Survey	SCS
Thermal Comfort Assessment	Consulux
Transport Statement	Focus Transport Planning
Ventilation Statement	Consulux

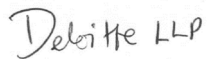
Application Fee

The application for Change of Use and Full Planning Permission has been submitted through the Planning Portal with reference: PP-14059362 and payment of the application fee in the sum of £24,850 has been made electronically. The Listed Building Application has also been submitted through the Planning Portal with reference: PP- 14147921.

I would be grateful for written confirmation of receipt of this fee and the registration of these applications.

If there are any points of clarification required, please do not hesitate to contact my colleague Eve Grant (evgrant@deloitte.co.uk / +44 161 455 6483).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP". The script is cursive and fluid, with the letters connected.

Deloitte LLP