

07 May 2025

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

FAO Lucy Harrison

Dear Lucy

**St. John's, Old Granada Studios ('OGS'), Manchester: Section 96(a) Non-Material
Amendment to Planning Permission Reference 138820/JO/2023**

Please find enclosed an application for Non-Material Amendment ("NMA") under Section 96(a) of the Town and Country Planning Act 1990 (as amended) to Planning Permission Ref. 138820/JO/2023.

The Applicant is Manchester Quays (OGS) Developments Limited ("the Applicant").

Background

The development under construction was initially granted planning permission on 16 November 2020 for the part refurbishment and part redevelopment of Old Granada Studios in St John's, Manchester (Ref: 127612/FO/2020). The description of development as on the decision notice is as follows:

"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."

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A revised scheme (130796/JO/2021) improved the 'Cube Space' layout and appearance, approved on 18 October 2021. Subsequent approvals include revised operational hours for Mollies Motel Diner (135968/JO/2023, approved 3 April 2023) and design changes to the hotel, including a guest-only gym (138820/JO/2023, May 2024). The description of development as shown the Decision Notice is as follows:

“Amendments to conditions 2 (approved dwgs), 12 (ventilation), 15 (plant acoustics) and 19 (Noise- Building) attached to application ref no 135968/JO/2023 to alter internal layout of hotel, reduce the number of hotel rooms, introduce ancillary guest gym and alter an entrance to one dedicated to Soho House.”

This s.96a application seeks to amend the wording of Condition 2 of the above planning permission (ref.: 138820/JO/2023) to alter the bracing to the flue to the western elevation, which discharges above roof level. The proposed amendments have been agreed in principle with the Local Planning Authority during pre-application discussions that took place in May 2025.

Condition 2- Approved Drawings

The proposed wording of Condition 2, as outlined in the decision notice for Planning Permission ref: 138820/JO/2023, is as follows:

2) Each phase of the development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings:

180146-3DR-Z0-XX-DR-D112 Rev A Zone Plan; 180146 3DR Z0 XX DR D001 Rev A Site Location Plan; 180146 3DR Z0 XX DR D002 Rev B Existing Site Plan; 180146 3DR Z2 LG DR D 099 Rev E Proposed GA Plan Lower Ground Floor; 180146 3DR Z0 00 DR D 100 Rev H Proposed GA Plan Ground Floor; 180146 3DR Z2 01 DR D 101 Rev E Proposed GA Plan First Floor; 180146 3DR Z2 02 DR D 102 Rev E Proposed GA Plan Second Floor; 180146 3DR Z2 03 DR D 103 Rev E Proposed GA Plan Third Floor; 180146 3DR Z2 04 DR D 104 Rev B Proposed GA Plan Fourth Floor; 180146 3DR Z0 05 DR D 105 Rev D Proposed GA plan Fifth Floor; 180146 3DR Z0 06 DR D 106 Rev A Proposed GA Plan Sixth Floor; 180146 3DR Z0 07 DR D 107 Rev E Proposed GA Plan Seventh Floor; 180146 3DR Z0 08 DR D 108 Rev E Proposed GA Plan Eighth Floor; 180146 3DR Z0 09 DR D 109 Rev E Proposed GA Plan Ninth Floor; 180146 3DR Z0 10 DR D 110 Rev E Proposed GA Plan Tenth Floor; 180146 3DR Z0 RF DR D 111 Rev E Proposed GA Plan Roof Plan; 180146 3DR Z0 SE DR D 120 Rev D Proposed Section A-A; 180146 3DR Z0 SE DR D 121 Rev B Proposed Section B-B; 180146 3DR Z0 SE DR D 122 Rev C Proposed Section C-C; 180146 3DR Z2 SE DR D 123 Rev E Proposed Section D-D; 180146 3DR Z2 SE DR D 124 Rev E Proposed Section E-E; 180146 3DR Z0 SE

DR D 125 Rev D Proposed Section F-F; 180146 3DR Z2 SE DR D 126 Rev E Proposed Section G-G; 180146 3DR Z0 SE DR D 131 Rev D Proposed South Elevation; Proposed North Elevation (ref: 180146-3DR-Z0-SE-DR-D133-Rev I); Proposed West Elevation (ref: 180146-3DR-Z0-SE-DR-D132-Rev G); Proposed East Elevation (ref: 180146-3DR-Z0-SE-DR-D130-Rev J); 180146 3DR Z0 SE DR D 135 Rev D Proposed Long East Elevation; 180146 3DR Z0 SE DR D 136 Rev C Proposed Long South Elevation; 180146 3DR Z2 SE DR D 137 Rev D Proposed Long West Elevation; 180146 3DR Z2 SE DR D 138 Rev D Proposed Long North Elevation;

Hurstwood Environmental drawings

63050-VAU-Z6-01-DR-N-5702; 63050-VAU-Z6-05-DR-N-5706; 63050-VAU-Z6-04-DR-N-5705; 63050-VAU-Z6-06-DR-N-5707; 63050-VAU-Z6-03-DR-N-5704; 63050-VAU-Z6-02-DR-N-5703; 63050-VAU-Z6-07-DR-N-5708; OGS-VES-Z6-08-DR-M-5709; OGS-VES-Z6-09-DR-M-5710; 63050-VAU-Z6-LG-DR-N-5700; 63050-VAU-Z6-GF-DR-N-5701; 63050-VAU-Z6-XX-DR-N-5700;

Drawings approved under CDN/22/0749:

56434_21_1B Pool Glazing Details; 56434_2_1 Proposed Glass Roof Scheme; 56434_2_3 Proposed Glass Roof Scheme; Z5-GA 035 East Elevation Zone 5; Z5-GA 036 West Elevation Zone 5; Z5-GA 038 North Elevation Zone 5; 441-115 Zone 5 L8 CW12 East Elevation GA & Sections; 441-116 Zone 5 L8 CW11 North Elevation GA & Sections; 441-117 Zone 5 L8 CW9 & CW11 West Elevation GA & Sections; 441-112 Zone 5 L9 CW6 East Elevation GA & Sections; 441-113 Zone 5 L9 CW7 North Elevation GA & Sections; 441-114 Zone 5 L9 CW8 West Elevation GA & Sections; 441-200 Zone 5 L9 Plan & Sections; C7123-LV-001 Rev A Plant Screen; C7123-LV-002 Rev A Plant Screen Elevations; C7123-SK-220810 Screen Modifications prepared by Soho House stamped as received by the Local Planning Authority on 20th October 2022; and External Rooftop Window Treatment Schedule prepared by Soho House stamped as received by the Local Planning Authority on 20th October 2022; 22-049-SI-02 - Proposed Signage Elevation; and 22-049-SI-01 - Proposed Signage Elevation North Façade prepared by Allied London stamped as received by the Local Planning Authority on 20th October 2022.

Documents:

180146_3DR_RP_Z2 Planning Amendments June 2021 prepared by 3D Reid; Design and Access Statement, including Public Realm Strategy, prepared by 3D Reid; Statement of Consultation and Addendum prepared by Deloitte; Archaeological Desktop Report prepared by Salford Archaeology; Archaeological Excavation Report prepared by Salford Archaeology; BREEAM Pre-Assessment prepared by Crookes Walker Consulting;

Environmental Standards Statement (including Blue and Green Infrastructure Statement) prepared by Element Sustainability; Energy Statement prepared by Crookes Walker Consulting; Ventilation Strategy prepared by Crookes Walker Consulting; Heritage Statement prepared by Stephen Levrant Heritage Architecture; Ecological Assessment prepared by ERAP; Drainage Strategy prepared by Curtins; Crime Impact Statement prepared by Greater Manchester Police; Transport Statement prepared by Vectos; Framework Travel Plan prepared by Vectos; Phase 1 and 2 Ground Conditions Reports prepared by Curtins; UXO Survey undertaken by Planit Surveys; Acoustic Statement prepared by Sandy Brown; Construction Management Plans prepared by B&K and ARJ; Waste and Servicing Management Strategy prepared by Vectos; Tech Note 01 - OGS Zone 6 Waste Update June 2021, prepared by Vectos; TV Impact Report prepared by ScS Technologies; Air Quality Assessment prepared by Hilson Moran; Dust Assessment (Air Quality Management Plan) prepared by Hilson Moran; Lighting Assessment prepared by Hoare Lea; Hotel Management Strategy prepared by SHG; Sunlight and Daylight Statement prepared by GVA Schatunowski Brooks stamped as received by the Local Planning Authority on 11 August 2020; External Materials Schedule and QA procedures dated 02 November 2020 prepared by Bowmer and Kirkland; The letter from Deloitte LLP dated 16 January 2023; The Design for Security letter FAO Daniel Jamison, Zone 6 OGS dated 01 December 2021; The security specifications set out in Section 4 of the Crime Impact Statement dated May 2017; The drawing referenced Zone 6 - Level B1 Proposal - Floor types - 190239-3DR-Z6-B1-DR-E-162 Rev C; Manchester Mollie's External Signage document dated July 2021; The OGS Zone 6 Confirmation Letter and its appendices prepared by Bowmer and Kirkland; The Appendices to this letter are the Phase 2 Site Investigation prepared by Curtins (Appendix A); Pre-demolition exploratory hole locations plan prepared by Curtins dated 14/03/18 (Appendix B); Chemical Analysis undertaken by Concept Life Sciences dated 09 April 2018 (Appendix C); Excavation photos (Appendix D) and the Site Waste Management Plan; Waste Transfer documentation (Appendix E); Waste Management Strategy (Discharge of Condition 16), OGS, ST. JOHNS, MANCHESTER prepared by Vectos (ref VN222272) dated May 2022; GTech Surveys Limited Television Reception Survey and Impact Assessment Old Granada Studios (OGS) dated 25/01/2022; Travel Plan (Discharge of Condition 22), OGS, ST. JOHNS, MANCHESTER prepared by Vectos (ref VN222272) dated May 2022; Servicing Strategy (Discharge of Condition 30), OGS, ST. JOHNS, MANCHESTER prepared by Vectos (ref VN222272) dated May 2022; The Kawneer Curtain Wall, Framing Systems, Sliding Doors and Sotech TFC+ Rainscreen specifications; The materials schedule dated 02 November 2020 prepared by Bowmer and Kirkland; External Building Lighting Proposal (Zone 6) 190239-3DR-Z6-XX-DR-E-150 Rev B dated January 2021; QP10036-Rev01 Old Granada Studios-Exterior Report dated 11 January 2022 prepared by P&A; Plant Noise Egress Assessment Report dated July 2021 prepared by Sandy Brown; Stage 4 Acoustic Design Report dated July 2019 prepared by Sandy Brown; Acoustic Planning Report Ref: 15037-R17-A dated 6 December 2023 by

Sandy Brown; Sandy Brown Memo M070-A dated 13 December 2023 'L2 and L10 Rooftop Noise Egress Reassessment - Zones 4 and 5'; Zone 4 & 5 Ventilation Strategy Statement revision 02 dated 14/02/2024 by Consolux; And Agent email re column finish 2 May 2024.

Application Summary

The amendments proposed in this application will result in a development that is materially unchanged from the approved development currently under construction (ref.: 138820/JO/2023). The amendments have been agreed with the Planning Authority as being non-material to the original permission.

The development remains wholly compliant with the national and local policies and there are no material considerations which could justify refusal of the application. The following documents will be submitted to support this application, along with this cover letter:

- Location Plan
- Existing North Elevation (ref: 180146-3DR-Z0-SE-DR-D133-Rev H)
- Proposed North Elevation (ref: 180146-3DR-Z0-SE-DR-D133-Rev I)
- Existing West Elevation (ref: 180146-3DR-Z0-SE-DR-D132-Rev F)
- Proposed West Elevation (ref: 180146-3DR-Z0-SE-DR-D132-Rev G)
- Existing East Elevation (ref: 180146-3DR-Z0-SE-DR-D130-Rev I)
- Proposed East Elevation (ref: 180146-3DR-Z0-SE-DR-D130-Rev J)

The application is submitted through Planning Portal (PP-13851562). Payment has been sent via Planning Portal for the sum of £383 (including service fee of £85) in respect of the application fee.

We would be grateful if you could notify us of the validation of the Application and please do not hesitate to contact my colleague Michael Percival (mipercival@deloitte.co.uk/ 01614556672).

Yours sincerely

Deloitte LLP

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