

08 May 2025

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Manchester City Council
Planning Department
Town Hall Extension
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Dear Lucy

OGS (138820/JO/2023)
Condition Discharge Application for Conditions 6 and 12

Please find enclosed a Condition Discharge application, submitted by Manchester Quays Developments (OGS) Limited, for Full Discharge of Conditions 6 and 12 for Planning Permission Reference 138820/JO/2023, relating to the Old Granada Studios ('OGS') development in Manchester City Centre.

Background

The Site benefits from extant planning permission granted 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"

The operative permission was amended most recently via 138820/JO/2023, which was approved on 7th May 2024 and sought approval for amendments to the scheme to include a gym and alter the hotel rooms. This permission includes the following description of development:

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“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.”

The development now comprises:

- Mollie’s / Soho House: hotel and restaurant following the refurbishment, conversion and roof extension of Granada House comprising a 128-bedroom hotel with associated food and beverage facilities, including a members’ club with restaurant, rooftop bar and swimming pool.
- Studios Galleries: a new workspace building to replace the demolished four storey Annexe building, comprising retail uses at ground and basement levels, and office uses at floors 1 to 9. This element of the approved scheme was completed in December 2022.
- Manchester Studios: a unique suite of film, TV, and broadcast facilities following the revitalisation of ITV Granada’s historic Studios 2, 6, 8 and 12, which will continue to be used for filming uses, with associated changes to access and external alterations; and
- Granada Cube Space: small workspaces in modular units located to the rear of the Studio 12, which will comprise incubator units for businesses.

The remainder of this letter sets out the condition wording and information submitted to discharge the conditions against application reference (138820/JO/2023).

Condition Discharge Application

The table below sets out the relevant condition and the documents that are submitted in support of the application for discharge.

Table 1: Condition and Information Submitted

No.	Condition Wording	Full or Partial Discharge	Submitted Information
6	<i>Notwithstanding the approval of the External Building Lighting Proposal (Zone 6) 190239-3DR-Z6-XX-DR-E-150 Rev B dated January 2021 and QP10036-Rev01 Old Granada Studios- Exterior Report dated 11 January 2022 prepared by P&A for Zone 6 only under CDN/21/0820 on 01/06/2022, each phase of the development (as identified on ZONE PLAN</i>	Full Discharge (all remaining zones within the whole development).	Lighting Strategy

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	<p><i>180146-3DR-Z0-XX-DR-D112 REV A) hereby approved shall include a building lighting scheme, including the rooftop extension to the hotel / members club, and a scheme for the illumination of all external areas during the period between dusk and dawn.</i></p> <p><i>Full details of such a scheme, including lighting levels within internal public areas and how the impact on occupiers of nearby properties will be mitigated, shall be submitted to and approved in writing by the City Council as local planning authority before the development is completed.</i></p> <p><i>External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. The approved scheme for each phase shall be implemented in full before each phase of the development is first occupied.</i></p>		
12	<p><i>Fumes, vapours and odours shall be extracted and discharged from each phase of the premises (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A), other than Zone 6 and the hotel's gymnasium, in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences; any works approved shall be implemented before the use commences in each phase. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intake.</i></p>	Full Discharge (all remaining zones within the whole development).	Zone 4 & 5 Ventilation Strategy Statement prepared by Consolux

Summary

In summary, the following documents have been submitted to discharge the aforementioned planning conditions:

- Old Granada Studios – External Lighting Assessment 250304;
- Kitchen Cleaning and Maintenance Schedule; and
- Updated Zone 4/5 Ventilation Strategy (Revision C) prepared by Consulux.

In addition to the information submitted as a specific requirement of these conditions and this covering letter, a Condition Discharge Application Form has been submitted via the Planning Portal to formalise this Application seeking to Discharge Conditions 6 and 12 for Planning Permission Reference 138820/JO/2023.

Payment will be made to Manchester City Council for £383 in respect of the application fee for this application to agree details reserved by condition, via the Planning Portal (Planning Portal Reference: PP-14001098).

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).

Kind regards

Deloitte LLP