

6th September 2024

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

F.A.O Angela Leckie

Dear Angela,

Laystall Street Hotel, Manchester – Application for Non-Material Amendments to Planning Permission for 135662/FO/2022

On behalf of our client, Ancoats (Manchester) Ltd (hereby referred to as ‘the Applicant’), we hereby submit an application under Section 96(a) of the Town and Country Planning Act 1990 (as amended) to Manchester City Council (the ‘Local Planning Authority’, hereby referred to as ‘MCC’) in order to make Non-Material Amendments (“NMA”) to Planning Permission Ref. 135662/FO/2022.

Background

On 2nd June 2023, planning permission was granted for the Proposed Development (also referred to as the ‘Laystall Street Hotel’) in Manchester City Centre (Ref. 135662/FO/2022). The description of development approved under application Ref. 135662/FO/2022 is as follows:

“Erection of a 20 storey building to create a 154 bedroom hotel (Class C1) above 2 basement levels with ancillary café / bar / restaurant and gym and other associated works including highway improvements, cycle parking and creation of accessible parking bay following removal of on site structures.”

Pre-Application Consultation

This application for NMAs to the approved development is submitted following a meeting with the Local Planning Authority and the project team which took place on 4th June 2024 to discuss the proposed amendments to the Laystall Street Hotel. At this meeting, the project team outlined the proposed amendments to the scheme being sought, in which officers agreed with the principle of these changes and that they could be progressed through an NMA application.

Non-Material Amendments to the approved permission (Ref: 135662/FO/2022)

Following design development, the Applicant is seeking to make some minor alterations to respond to market demand, whilst improving the layout, design quality and function of Laystall Street Hotel for the future hotel operator (Motto, by Hilton). A summary of the key design changes to the Laystall Street Hotel have been outlined within the 'Non-Material Amendments – Supporting Document (Ref. 10403-SHP-A-RP-XX-B5D802 Rev P01)' prepared by SimpsonHaugh but are also listed below for ease:

- Structural frame of building amended from steel frame to in situ concrete frame. This in part leads to a requirement to amend the floor to floor heights of the lower 3 storeys - to achieve improved ceiling heights beneath a deeper concrete slab.
- The amended floor to floor heights combines to generate a reduced overall building height by lowering all floor plates from Level 02 upwards (total building height reduced by 710mm).
- The previous double storey basement has been simplified to a single storey basement, and ancillary accommodation in the basement which previously required general staff or customer access has been relocated above ground.
- Cycle storage has been relocated to ground floor back of house, and staff areas are relocated to mezzanine level.
- The previous meeting spaces at mezzanine level have been omitted and replaced by a relocated fitness suite. The floor plate of the mezzanine has been increased and the void over the Level 01 restaurant area reduced in size.

The above changes have been reviewed by the technical team to determine whether any the proposed amendments result in any changes to the conclusions of their assessments approved under the approved permission. The proposed amendments result in no changes to the supporting technical reports.

Summary of amendments to approved plans

The table below identifies which drawings will be superseded by new drawings, as a result of the amendments to Laystall Street Hotel:

Drawing Number	Drawing Title	Update / New Revision No.
Retained Drawings (i.e. not being updated / superseded)		
10403-SHP-A-BD59-G100-XP-00-001	Location Plan	No update.
10403-SHP-A-BD59-G100-XP-00-002	Red Line Boundary Plan	No update.
10403-SHP-A-BD59-G100-XP-00-003	Existing Site Topography Plan	No update.
10403-SHP-A-B5D9-G100-PL-00-002	Proposed Site Topography Plan	No update.
10403-SHP-A-B5D9-G200-PL-B2-001	Basement Level 02 Plan	No update.
10403-SHP-A-B5D9-JC20-XP-00-001	Demolition Plan	No update.
Updated/Revised Drawings		
10403-SHP-A-B5D9-G100-EL-EE-001	Contextual East Elevation	Now 'Rev P02'
10403-SHP-A-B5D9-G100-EL-EN-001	Contextual North Elevation	Now 'Rev P02'

Drawing Number	Drawing Title	Update / New Revision No.
10403-SHP-A-B5D9-G100-EL-ES-001	Contextual South Elevation	Now 'Rev P02'
10403-SHP-A-B5D9-G100-EL-EW-001	Contextual West Elevation	Now 'Rev P02'
10403-SHP-A-B5D9-G100-PL-00-001	Contextual Ground Level Plan	Now 'Rev P02'
10403-SHP-A-B5D9-G200-EL-EE-001	Proposed East Elevation	Now 'Rev P02'
10403-SHP-A-B5D9-G200-EL-EN-001	Proposed North Elevation	Now 'Rev P02'
10403-SHP-A-B5D9-G200-EL-ES-001	Proposed South Elevation	Now 'Rev P02'
10403-SHP-A-B5D9-G200-EL-EW-001	Proposed West Elevation	Now 'Rev P02'
10403-SHP-A-B5D9-G200-PL-B1-001	Basement Level 01 Plan	Now 'Rev P02'
10403-SHP-A-B5D9-G200-PL-00-001	Ground Level Plan	Now 'Rev P02'
10403-SHP-A-B5D9-G200-PL-01-001	Level 01 Plan	Now 'Rev P02'
10403-SHP-A-B5D9-G200-PL-MZ-001	Mezzanine Level Plan	Now 'Rev P02'
10403-SHP-A-B5D9-G200-PL-TY-001	Typical Lower Level Plan	Now 'Rev P02'
10403-SHP-A-B5D9-G200-PL-TY-002	Typical Upper Level Plan	Now 'Rev P02'
10403-SHP-A-B5D9-G200-PL-RF-001	Roof Plan	Now 'Rev P02'
10403-SHP-A-B5D9-G200-S-AA-001	Section AA	Now 'Rev P02'
10403-SHP-A-B5D9-G200-S-BB-001	Section BB	Now 'Rev P02'
10403-SHP-A-B5D9-G251-DE-XX-001	Façade Study 01	Now 'Rev P02'
10403-SHP-A-B5D9-G251-DE-XX-002	Façade Study 02	Now 'Rev P02'
10403-SHP-A-B5D9-G251-DE-XX-003	Façade Study 03	Now 'Rev P02'
10403-SHP-A-B5D9-G251-DE-XX-004	Façade Study 04	Now 'Rev P02'

Planning Policy Framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise"

The Development Plan and Material Considerations for the Site and Proposed Development is comprised of the following:

DEVELOPMENT PLAN			
REGIONAL	GM Places for Everyone (2024)	GM Joint Waste Development Plan (2012)	GM Joint Minerals Plan (2013)
LOCAL	Manchester Core Strategy (2012)	Manchester Proposals Map (2012)	Saved Unitary Development Plan Policies (1995)
MATERIAL CONSIDERATIONS			

NATIONAL		National Planning Policy Framework (2023)	Historic England's Guidance Note 4 Tall Buildings (2022)
LOCAL	Supplementary Planning Documents	Guide to Development in Manchester (2007)	Provision for Housing Choice (2008)
Supplementary Planning Guidance		Design for Access (2003)	Manchester Residential Quality Guidance (2017)

The proposed amendments have been considered against all relevant Development Plan Documents and other material considerations at the time of this application, considering that there is an extant permission, and the proposed adjustments are considered to be non-material in their nature. This includes the 2012 Manchester Core Strategy, Saved Policies of the 2006 Manchester Unitary Development Plan, and the National Planning Policy Framework.

The 'Places for Everyone (PfE) Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039' was adopted on 21 March 2024. Subsequent to this, MCC published an addendum to the Manchester Core Strategy (dated 2024) which outlines where Core Strategy policies have been partially replaced by PfE policies. As such, the application has been prepared with consideration to the policies which supersede these specific Core Strategy policies, as well as any new policy requirements set by PfE itself. An assessment of the relevant additional requirements set by the PfE has been outlined below:

- Strategy:** At the Regional level, PfE enforces the ambition to bring forward urban / brownfield land for development. Policy JP-Strat2 supports the expanding role the City Centre plays in being the primary focus for business, retail, leisure, culture and tourism activity, with an emphasis on development in the City Centre being high density. As such, the Proposed Development is compliant with the policy requirement as it is bringing forward much needed, high quality hotel accommodation within previously developed land in the City Centre at an appropriate density for its strategic location.
- Sustainable and Resilient Places:** The PfE Plan contains a number of policies which seek to ensure that new development is as sustainable as possible, with a strong emphasis on protecting the environment and minimising waste (Policy JP-S1: Sustainable Development, Policy JP-S2: Carbon and Energy, Policy JP-S3: Heat and Energy Networks, Policy JP-S4: Flood Risk and the Water Environment, Policy JP-S5: Clean Air, Policy JP-S6: Resource Efficiency). The Proposed Amendments seek to increase the overall efficiency of the internal layout, with additional minor façade changes. Overall, the proposed changes to the scheme do not result in any significant impacts to the sustainability credentials of the approved scheme. The construction will continue to meet the highest of sustainable construction standards based on the principles of the Building Research Establishment's environmental assessment models, meeting a rating of BREEAM "Excellent".
- Places for Jobs:** The Proposed Development will help to support economic growth by aligning with objectives set out by Policy JP-J1 'Supporting Long-Term Economic Growth' by '*providing the high quality , sustainable living environments that will help to attract and retain skilled workers*'. The Proposed Development seeks to enhance the overall design quality of the proposed hotel which

will seek to provide direct jobs with the hotel operation, as well as by providing the required hotel accommodation needed to support the regions tourism sector.

- **Greener Places:** The Approved Development includes new public realm, which will improve the quality of the green and blue infrastructure and the streetscape and therefore, improving the routes and connectivity to the green infrastructure offer within the wider City Centre. On this basis, the Proposed Amendments will continue to comply with policy requirements, including requirement set out by PfE (JP-G6 'Urban Green Space' and JP-G8 'A Net Enhancement of Biodiversity and Geodiversity').
- **Places for People:** The Proposed Amendments primarily relate to internal design changes in order to improve the operational efficiency of the internal layout and overall design quality. Additionally, these design amendments also result in a slight reduction in the building height. It is considered that these design changes only seek to improve design quality, and are only minor in scale. As such, the Proposed Development does not significantly impact the conclusions of the Heritage and TVIA Statements (JP-P2 'Heritage'). Separately, the development includes improved layouts for the internal retail uses which in turn help to support sustainable development and animate the area with the glazed facades fronting the primary throughfare.
- **Connected Places:** The Proposed Amendments do not result in any changes to the Transport Strategy, however this has been reviewed in line with the Transport related policies outlined within PfE and it can be considered that the Proposed Amendments will ensure that the scheme continues to comply with policies and enables for the promotion of sustainable transport.

It should however be noted that PfE introduces new policy requirements and standards expected for new developments. The proposed NMA to the approved development do not lead to any conflict with these adopted policies.

Application Submission

This application comprises this Covering Letter and the following documentation:

- Application Form and  Notice Certificates;
- Site Location Plan;
- Non-Material Amendments – Supporting Document (Ref. 10403-SHP-A-RP-XX-B5D802 Rev P01) prepared by Simpson Haugh;
- Revised Drawing Pack prepared by Simpson Haugh, listed in the above table.

Summary and Conclusion

This application is to facilitate design amendments to the Laystall Street Hotel. The proposed Description of Development for this NMA application is as follows:

“Variation of Condition 2 attached to Planning Permission 135662/FO/2022 to enable non-material amendments to internal layouts, minor increase in floor to ceiling heights as well as rationalisation of building structure.

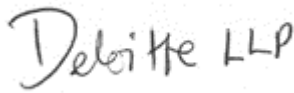
The amendments proposed in this application will result in a development that is substantively unchanged from the approved development on-site (ref: PP-13128857). The amendments have been agreed with the Planning Authority as being non-material to the approved permission.

The proposals remain wholly compliant with the policies of the Development Plan and there are no material considerations which would justify refusal of the application. We therefore respectfully request that this application be supported by the Local Planning Authority.

The application is submitted through Planning Portal, reference PP-13128857. Payment has been sent via Planning Portal for the sum of £298 in respect of the application fee.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleague Cameron Radford (cameronradford@deloitte.co.uk / +44 161 455 6768).

Yours sincerely,

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP

Encl.