

Planning Approval ref: 130446/F0/2021
CONDITION 11-S73 Amendment
AMENDMENT APPLICATION
DATE: 18.07.2024

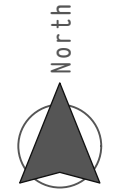


Synergy Architects Ltd
8 Euston Place Leamington Spa
Warwickshire CV32 4LN
T: 01926 450391
F: 01926 889086
www.synergyarchitects.co.uk



BLACKFRIARS STREET
MANCHESTER M3 2EQ

Planning Approval ref: 130446/F0/2021
CONDITION 11-S73 Amendment
LOCATION PLAN
18.07.2024



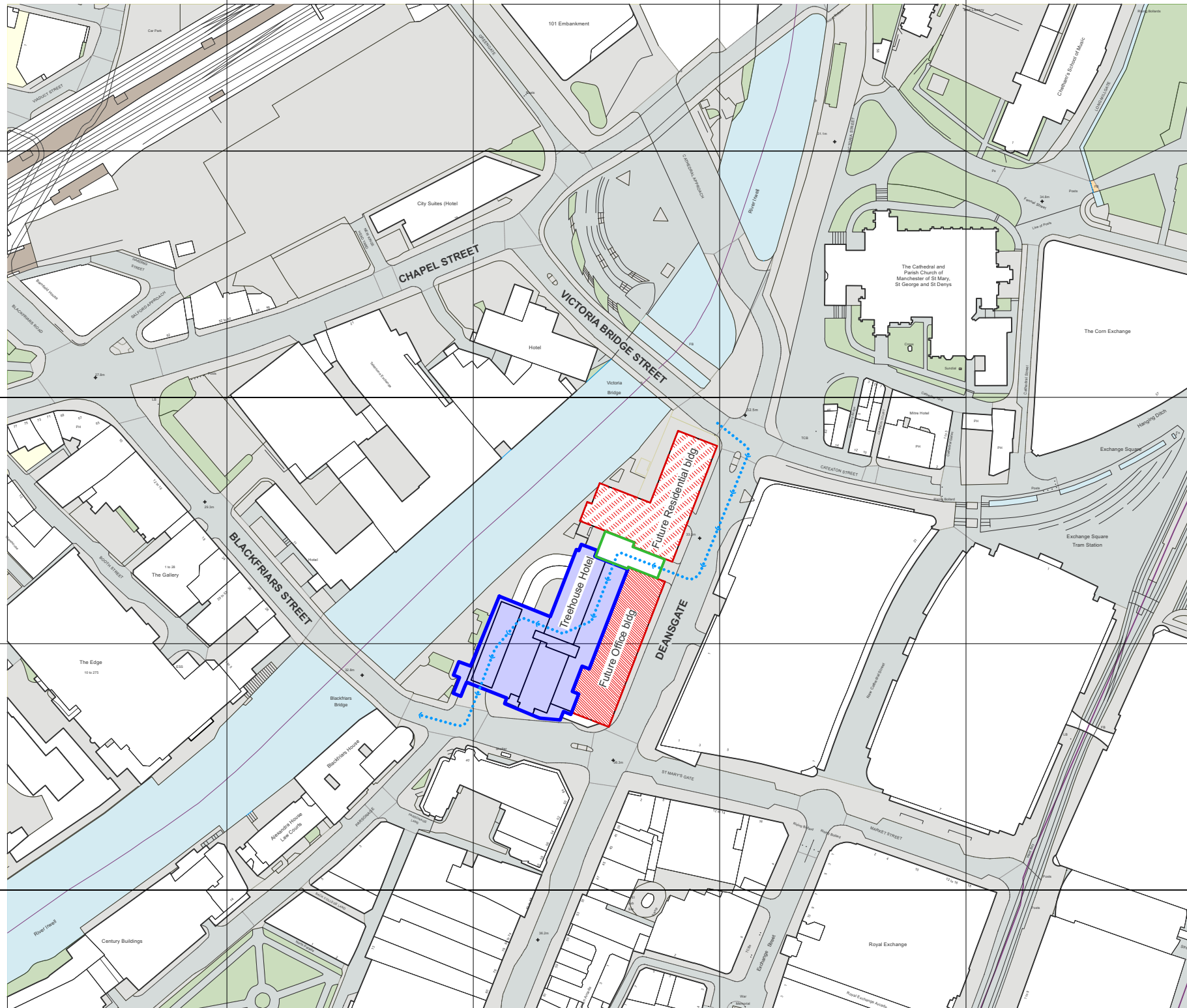
 HOTEL SITE LOCATION
 SHARED SERVICE ACCESS ENTRANCE
 VEHICLE ROUTE



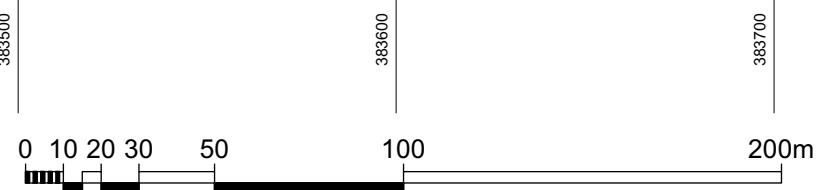
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F: 01926 889086
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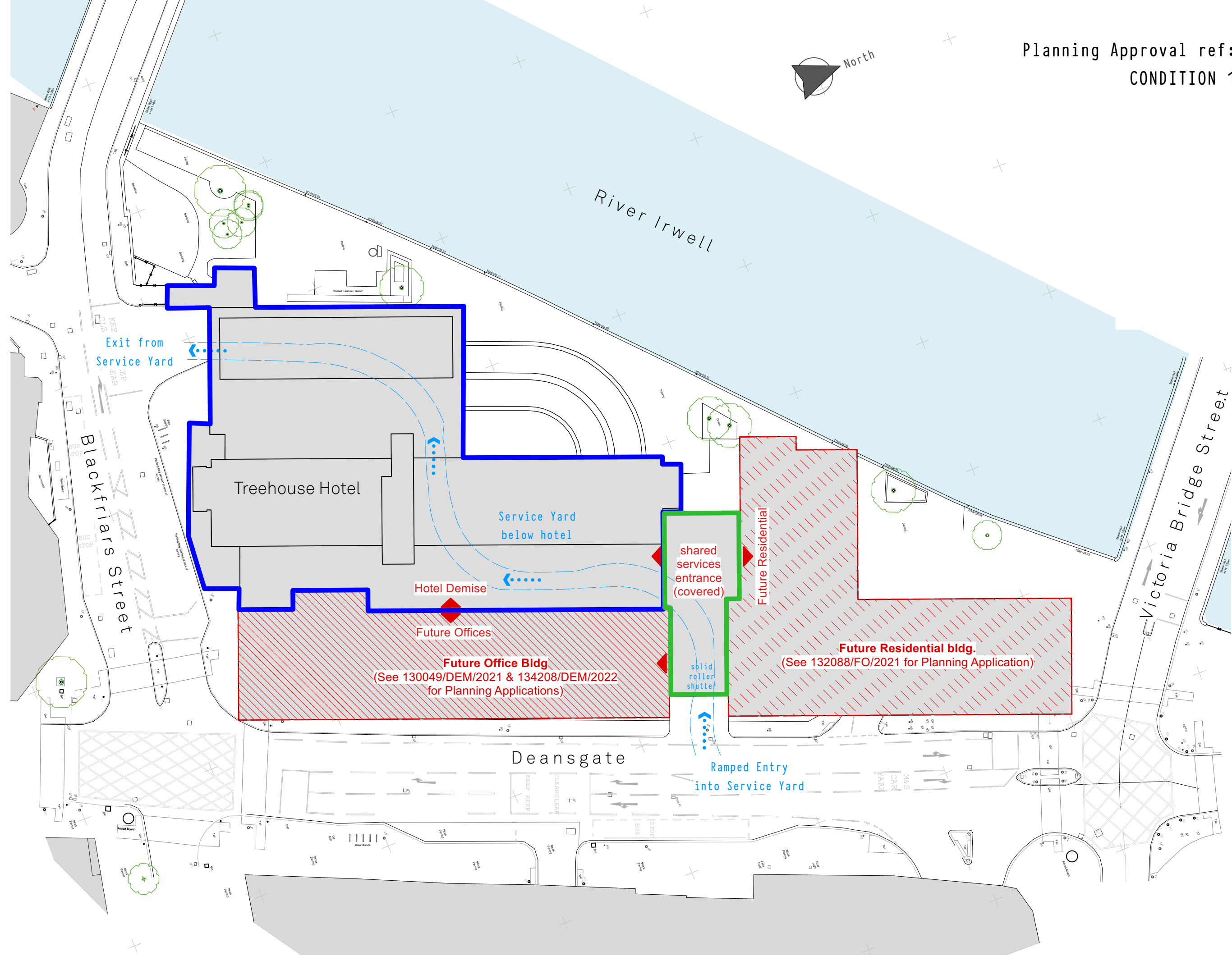
Scale (metres)
1:2000 @ A3



HOTEL DEMISE

ENCLOSED
DELIVERY &
COLLECTION
ROUTE

0 1 2 3 4 5 10 20
Scale (metres)
1:500 @ A3

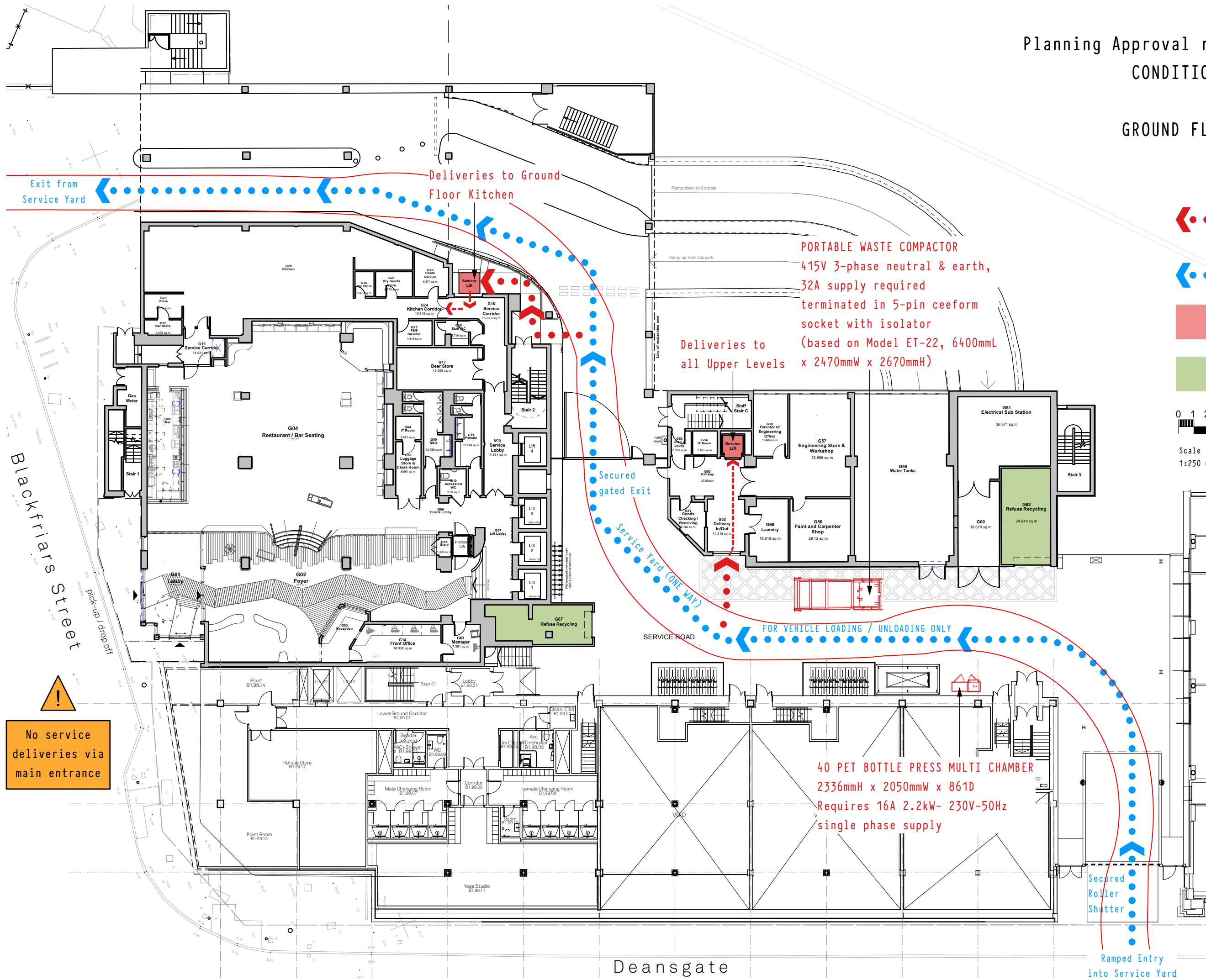


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 MANCHESTER M3 2EQ

Condition 11 Attached to Planning Permission 130446/FO/2021

Condition Wording

'Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:
07:30 to 20:00 Monday to Saturday,
10:00 to 18:00 Sunday/Bank Holiday.'

Reason

'In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.'

Application of variation of Condition 11

The purpose of this amendment is to request a change in the time of deliveries, servicing and collections as stated in Condition 11. The current timing of 07:30AM to 20:00PM Monday to Saturday, 10:00 to 18:00 Sunday/Bank Holiday prevents goods from being delivered at appropriate times for the hotels daily business needs.

Proposed Timings

The Treehouse Hotel proposes for deliveries, servicing and collections, excluding waste collections to take place as follows:

05:30AM – 20:00PM Monday to Saturday
08:00AM – 20:00PM Sunday & Bank holiday

Reason

- In order to meet the minimal waste ethos and support local suppliers, the hotel would be getting daily fresh deliveries based on market availability, these would need to be in the business in good time to be prepared and served on the same day.
- Bakery items needed for breakfast are delivered daily, breakfast starts at 06:30AM therefore the hotel would want to receive these as early as 05:30PM.

Mitigating Factors

- The hotel would not include waste collections, specifically glass, in the revised timings, this would be post 07:30AM.
- The loading bay is an enclosed space and therefore noise disruption to surrounding residential buildings will be unlikely.
- Restricting deliveries to 07:30AM, would likely cause an influx of deliveries leading to unnecessary congestion around the hotel at that time. Spreading out the morning deliveries would alleviate this.

The Location Plan, Site Plan and Ground Floor / Service Yard Plan are appended to illustrate this.

