MANCHESTER CITY COUNCIL

Planning
Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Ramada Renaissance Hotel

Address Line 1

Blackfriars Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M3 2EQ

Description of site location must be completed if postcode is not known:

Easting (x)

383753

Northing (y)

398622

Description

Applicant Details

Name/Company

Title

First name

Surname

-

Company Name

Deansgate SOF Alliance HotelCo Limited

Address

Address line 1

c/o Agent

Address line 2

-

Address line 3

-

Town/City

-

County

Country

-

Postcode

-

Are you an agent acting on behalf of the applicant?

- ☑ Yes
- ○ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr.

First name

Rob

Surname

Gibbs

Company Name

Synergy Architects Limited

Address

Address line 1

8 Euston Place

Address line 2

Address line 3

Town/City

Leamington Spa

County

Warwickshire

Country

United Kingdom

Postcode

CV32 4LN

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Development comprising external alterations to the existing hotel building including new building entrance, creation of a rooftop bar and outdoor terrace, modifications to the conference suite mezzanine block, creation of a rooftop kitchen garden, modifications to the building facades, public art installations and other works.

Reference number

130446/FO/2021

Date of decision (date must be pre-application submission)

17/05/2021

Please state the condition number(s) to which this application relates

Condition number(s)

14

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

08/11/2021

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Kitchen Filtration Strategy:
The enclosed report provides an overview of the components integral to the efficient operation and maintenance of the building's air filtration and odour/fume abatement systems. Included within this document are datasheets outlining the specifications of all filters to be installed, along with detailed drawings illustrating the precise locations of filtration units, fans, odour/fume abatement control equipment, and inspection hatches.
Level 14 air conditioning and ventilation layouts have been provided to delineate the number and positioning of fans, electrostatic precipitators (ESP), and UV-O units within the building structure.
Thermal convection airflow calculations and catering / kitchen equipment details for the GF, Mezz and 13th floor have been provided to justify risk scores submitted kitchen extraction risk assessment

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
◯ The applicant
⊘ Other person

If Other has been selected, please provide contact details:

Title

***** REDACTED ******

First name

***** REDACTED ******

Surname

***** REDACTED ******

Phone Number

***** REDACTED ******

Email

***** REDACTED ******

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Rob Gibbs

Date

23/07/2024