

**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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

-

Company Name

Deansgate SOF Alliance HotelCO Ltd.

Address

Address line 1

-

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

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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)

26/08/2021

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

Condition number(s)

15: Before any artwork(s) or structures are applied to the Blackfriars elevation of the building final details of the content and form of these shall be submitted to and approved in writing by the City Council as Local Planning Authority in consultation with the Policy, Partnerships and Research section of the Council. This condition will need to be complied with for each new artwork to be displayed

Has the development already started?

☒ 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

☒ 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

Proposed Structures to Blackfriars Street Elevation:

1. Tree feature rising through the ground floor main entrance lobby, framed by a timber 'treehouse' structure. This is a steel superstructure, with the tree form

overclad in Ghostwood and Manzanita wood, dressed with deep green Camellia foliage. The 'treehouse' box is over clad in treated Abode flat-sawn timber boards, square edged, by Glenalmond Timber Co.
2. 'Birdbox' bay window projecting from gable at the 11th floor level, providing views over Manchester from the lounge of the hotels Presidential Suite.

This is a steel frame cantilevered from the facade, and clad with 8mm Trespa Pura Wood Decor Rainscreen Cladding Boards, ref: PU08-'Romantic Walnut'.

The pitched roof is clad in dark grey lead-effect single ply roofing membrane with pic lead profile upstands.

The window is double glazed curtain walling, polyester powder coated RAL 7015 to match the main facades fenestration, and the cill is a pressed aluminium flashing also in PPC- RAL 7015.
3. Gable feature window to the 'Nest' bar on the 14th level (13th Floor). This sits above and in line with the 11th floor 'birdbox' to open up the same views to

guests in the bar. The window is double glazed curtain walling, polyester powder coated RAL 7015 to match the main facades fenestration, and the cill is a pressed aluminium flashing also in PPC- RAL 7015. A timber effect side panel creates an illusion of a larger opening, and is clad to match the 'bird box' with 8mm Trespa Pura Wood Decor Rainscreen Cladding Boards, ref: PU08-'Romantic Walnut'.

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

06/08/2024