

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

5th July 2024

Dear David,

Application to Discharge Conditions 4, 8, 9, 10, 13, 14 and 19 Attached to Planning Permission 125848/FO/2020 – Tribe Hotel, Land at Chicago Avenue to the North of the Airport Station and to the South of M56 Spur, Manchester Airport, M90 3RA

On behalf of Airport City Limited Partnership and H3 Hotels S.A.R.L please find attached an application to discharge pre-occupation conditions 4, 8, 9, 10, 13, 14 and 19 attached to planning permission reference 125848/FO/2020 for the “erection of an 9-storey 412-bedroom hotel” on land at Chicago Avenue, Manchester Airport. A description of the conditions and details of the supporting documentation are set out below.

Condition 4 – Secured by Design Accreditation

<i>Wording</i>	No above ground works shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how Secured by Design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.
<i>Supporting Material</i>	The following supporting information has been submitted with the application: • Secured by Design letter and checklist for Tribe Hotel Manchester Airport, reference 2019/1080/SBD/01, dated 4th July 2024.

Condition 8 – Acoustic insulation to limit the breakout of noise

<i>Wording</i>	The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.
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	Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.
Supporting Material	The following supporting information has been submitted with the application: • Document ref. 102945-MLM-ZZ-XX-RP-YA-0007 S2 Rev C02 – Stage 4 Acoustic Technical Design, prepared by MLM Consulting Engineers Limited. • Document ref. 65204120-002-SWE-ZZ-XX-T-U-0002 Rev C01 – Technical Note: Sound Insulation between Guestrooms and FOH, prepared by Sweco UK Limited.

Condition 9 – Acoustic insulation of external plant, equipment and servicing

Wording	Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. The scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The approved scheme shall be completed before the premises is occupied. Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria has been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.
Supporting Material	The following supporting information has been submitted with the application: • Document ref. 102945-MLM-ZZ-XX-RP-YA-0007 S2 Rev C02 – Stage 4 Acoustic Technical Design, prepared by MLM Consulting Engineers Limited.

Condition 10 – Extraction of fumes, vapours and odours

Wording	Fumes, vapours and odours shall be extracted and discharged from the premises 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.
Supporting Material	The following supporting information has been submitted with the application: • Document titled Kitchen Vent Plan Rev P03 • Document ref. M-021 – Technical Submittal Form and Data Sheets for Attenuators • Document ref. 20250.M.S1 Rev T2 – Mechanical Technical Specification • Drawing no. 7520-M-SCH-002-C3 – Gas and Fuel Oil Services Schematic

- Drawing no. 7520-M-SCH-003-C2 – Ventilation Schematic 1 of 4
- Drawing no. 7520-M-SCH-004-C2 – Ventilation Schematic 2 of 4
- Drawing no. 7520-M-SCH-005-C2 – Ventilation Schematic 3 of 4
- Drawing no. 7520-M-SCH-006-C2 – Ventilation Schematic 4 of 4
- Drawing no. 7520-M-SCH-007-C1 – Gas Room Ventilation Schematic
- Drawing no. 7520-R-M-001-C2 – Roof Level Plant Room Ventilation Layout 1 of 2
- Drawing no. 7520-R-M-002-C2 – Roof Level Plant Room Ventilation Layout 2 of 2
- Drawing no. 7520-R-M-003-C1 – Roof Level Plant Room Heating and Cooling Layout 1 of 2
- Drawing no. 7520-R-M-004-C2 – Roof Level Plant Room Heating and Cooling Layout 2 of 2
- Drawing no. 2022186-FDS-ZZ-SC-X-2001-P01 – Smoke Ventilation Schematic

Supplementary information regarding the control of odours and noise from the kitchen:

- With regard to noise attenuation from the kitchen, the noise criteria have been addressed within the design, and both airside and supply-side attenuators have been provided to all kitchen ventilation plants.
- Regarding the control of odours from the kitchen, the canopies have standard grease filters fitted, which reduce the amount of grease getting into the ductwork and divert the grease to catchment trays built within the extraction canopy.

Condition 13 – Implementation, Maintenance and Management of Sustainable Drainage Scheme

<i>Wording</i>	No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.
<i>Supporting Material</i>	The following supporting information has been submitted with the application: • Document ref. 1513-SPW-Z0-ZZ-SP-C-0001-A-D3 Rev E– Accor Tribe Hotel R12 Drainage Specification • Drawing no. 1513-SPW-Z0-ZZ-DR-C-6000 Rev C19 – Below Ground Drainage • Drawing no. 1513-SPW-Z0-ZZ-DR-C-6250 Rev C5 – Below Ground Drainage Typical Details - Sheet 1 • Drawing no. 1513-SPW-Z0-ZZ-DR-C-6251 Rev C5 – Below Ground Drainage Typical Details - Sheet 2 • Drawing no. 1513-SPW-Z0-ZZ-DR-C-6252 Rev C4 – Below Ground Drainage Typical Details - Sheet 3 • Drawing no. 1513-SPW-Z0-ZZ-DR-C-6253 Rev C3 – Below Ground Drainage Typical Details - Sheet 4 • Drawing no. 1513-SPW-Z0-ZZ-DR-C-6254 Rev C3 – Below Ground Drainage Typical Details - Sheet 5 • Drawing no. 1513-SPW-Z0-ZZ-DR-C-6255 Rev C3 – Below Ground Drainage Typical Details - Sheet 6 • Drawing no. CUST NSBP 15 Rev B - MARSH NSBP15 (Class 1) Bypass Separator • Maintenance and management documentation.

Condition 14 – Building height***Wording***

The building height of the development hereby approved must not exceed 100.600 metres AMSL (including roof-top plant / safety rails etc.). Prior to the occupation of the development verification of the building's height shall be submitted to and be approved by the City Council as Local Planning Authority.

Supporting Material

The following supporting information has been submitted with the application:

- Building Height Survey Note.
- Roof as built plan.

Condition 19 – BREEAM rating***Wording***

The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'good' rating, based on the following documents stamped as received on 3 January 2020:

- a) Energy Statement reference 20250.R3
- b) BREEAM Pre-assessment Tracker & Action List (MLM Group)

Post construction review certificate(s) or other equivalent information and evidence shall be submitted to, and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Supporting Material

The following supporting information has been submitted with the application:

- BREEAM Interim Certificate, dated 14/05/2024
- BREEAM Tracker, Issue P01, dated 02/07/2024

The submission has been made online via the Planning Portal (Ref. PP-13217905) and the requisite application fee has been paid electronically to the Planning Portal.

I trust the details submitted are sufficient to enable the application to be validated, but should you require any further details or have any queries please do not hesitate to contact me.

Yours sincerely,



Natalie Belford, MRTPI
Senior Planner