MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant	Agent (if used)
Manchester Quays (OGS) Developments Limited C/o Agent	Mr Michael Percival Deloitte LLP The Hanover Building Corporation Street Manchester M4 4AH

Part 1 – Particulars of the application/development

Proposal: Amendments to conditions 2 (approved dwgs), 12 (ventilation), 15 (plant acoustics) and 19 (Noise- Building) attached to appliction ref no 135968/JO/2023 to alter internal layout of hotel, reduce the number of hotel rooms, introduce ancillary guest gym and alter an entrance to one dedicated to Soho House.

Location: Old Granada Studios , Manchester, M3 3GS

Date of application: 13 December 2023

Application number: 138820/JO/2023

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. The planning officer worked with the applicant to resolve issues relating to visual amenity.

Condition(s) attached to this decision

1) The development must be begun not later than the 20 August 2024.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) Each phase of the development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings:

180146-3DR-Z0-XX-DR-D112 Rev A Zone Plan ;
180146 3DR Z0 XX DR D001 Rev A Site Location Plan;
180146 3DR Z0 XX DR D002 Rev B Existing Site Plan;
180146 3DR Z2 LG DR D 099 Rev E Proposed GA Plan Lower Ground Floor;
180146 3DR Z0 00 DR D 100 Rev H Proposed GA Plan Ground Floor;
180146 3DR Z2 01 DR D 101 Rev E Proposed GA Plan First Floor;
180146 3DR Z2 02 DR D 102 Rev E Proposed GA Plan Second Floor;
180146 3DR Z2 03 DR D 103 Rev E Proposed GA Plan Third Floor;
180146 3DR Z2 04 DR D 104 Rev B Proposed GA Plan Fourth Floor;
180146 3DR Z0 05 DR D 105 Rev D Proposed GA plan Fifth Floor;
180146 3DR Z0 06 DR D 106 Rev A Proposed GA Plan Sixth Floor;
180146 3DR Z0 07 DR D 107 Rev E Proposed GA Plan Seventh Floor;
180146 3DR Z0 08 DR D 108 Rev E Proposed GA Plan Eighth Floor;
180146 3DR Z0 09 DR D 109 Rev E Proposed GA Plan Ninth Floor;
180146 3DR Z0 10 DR D 110 Rev E Proposed GA Plan Tenth Floor;
180146 3DR Z0 RF DR D 111 Rev E Proposed GA Plan Roof Plan;
180146 3DR Z0 SE DR D 120 Rev D Proposed Section A-A ;
180146 3DR Z0 SE DR D 121 Rev B Proposed Section B-B;
180146 3DR Z0 SE DR D 122 Rev C Proposed Section C-C;
180146 3DR Z2 SE DR D 123 Rev E Proposed Section D-D;
180146 3DR Z2 SE DR D 124 Rev E Proposed Section E-E;
180146 3DR Z0 SE DR D 125 Rev D Proposed Section F-F;
180146 3DR Z2 SE DR D 126 Rev E Proposed Section G-G;
180146 3DR Z0 SE DR D 130 Rev I Proposed East Elevation All Zones;
180146 3DR Z0 SE DR D 131 Rev D Proposed South Elevation All Zones;
180146 3DR Z0 SE DR D 132 Rev F Proposed West Elevation All Zones;
180146 3DR Z0 SE DR D 133 Rev H Proposed North Elevation All Zones;
180146 3DR Z0 SE DR D 135 Rev D Proposed Long East Elevation;
180146 3DR Z0 SE DR D 136 Rev C Proposed Long South Elevation;
180146 3DR Z2 SE DR D 137 Rev D Proposed Long West Elevation;
180146 3DR Z2 SE DR D 138 Rev D Proposed Long North Elevation;

Hurstwood Environmental drawings
63050-VAU-Z6-01-DR-N-5702;
63050-VAU-Z6-05-DR-N-5706;
63050-VAU-Z6-04-DR-N-5705;
63050-VAU-Z6-06-DR-N-5707;
63050-VAU-Z6-03-DR-N-5704;
63050-VAU-Z6-02-DR-N-5703;
63050-VAU-Z6-07-DR-N-5708;
OGS-VES-Z6-08-DR-M-5709;
OGS-VES-Z6-09-DR-M-5710;
63050-VAU-Z6-LG-DR-N-5700;
63050-VAU-Z6-GF-DR-N-5701;
63050-VAU-Z6-XX-DR-N-5700;

Drawings approved under CDN/22/0749
56434_21_1B Pool Glazing Details;
56434_2_1 Proposed Glass Roof Scheme;
56434_2_3 Proposed Glass Roof Scheme;
Z5-GA 035 East Elevation Zone 5;
Z5-GA 036 West Elevation Zone 5;

Z5-GA 038 North Elevation Zone 5;
441-115 Zone 5 L8 CW12 East Elevation GA & Sections;
441-116 Zone 5 L8 CW11 North Elevation GA & Sections;
441-117 Zone 5 L8 CW9 & CW11 West Elevation GA & Sections;
441-112 Zone 5 L9 CW6 East Elevation GA & Sections;
441-113 Zone 5 L9 CW7 North Elevation GA & Sections;
441-114 Zone 5 L9 CW8 West Elevation GA & Sections;
441-200 Zone 5 L9 Plan & Sections;
C7123-LV-001 Rev A Plant Screen;
C7123-LV-002 Rev A Plant Screen Elevations;
C7123-SK-220810 Screen Modifications prepared by Soho House stamped as received by the Local Planning Authority on 20th October 2022; and
External Rooftop Window Treatment Schedule prepared by Soho House stamped as received by the Local Planning Authority on 20th October 2022;
22-049-SI-02 - Proposed Signage Elevation; and
22-049-SI-01 - Proposed Signage Elevation North Façade prepared by Allied London stamped as received by the Local Planning Authority on 20th October 2022.

Documents:

180146_3DR_RP_Z2 Planning Amendments June 2021 prepared by 3D Reid;
Design and Access Statement, including Public Realm Strategy, prepared by 3D Reid;
Statement of Consultation and Addendum prepared by Deloitte;
Archaeological Desktop Report prepared by Salford Archaeology;
Archaeological Excavation Report prepared by Salford Archaeology;
BREEAM Pre-Assessment prepared by Crookes Walker Consulting;
Environmental Standards Statement (including Blue and Green Infrastructure Statement) prepared by Element Sustainability;
Energy Statement prepared by Crookes Walker Consulting;
Ventilation Strategy prepared by Crookes Walker Consulting;
Heritage Statement prepared by Stephen Levrant Heritage Architecture;
Ecological Assessment prepared by ERAP;
Drainage Strategy prepared by Curtins;
Crime Impact Statement prepared by Greater Manchester Police;
Transport Statement prepared by Vectos;
Framework Travel Plan prepared by Vectos;
Phase 1 and 2 Ground Conditions Reports prepared by Curtins;
UXO Survey undertaken by Planit Surveys;
Acoustic Statement prepared by Sandy Brown;
Construction Management Plans prepared by B&K and ARJ;
Waste and Servicing Management Strategy prepared by Vectos;
Tech Note 01 - OGS Zone 6 Waste Update June 2021, prepared by Vectos;
TV Impact Report prepared by ScS Technologies;
Air Quality Assessment prepared by Hilson Moran;
Dust Assessment (Air Quality Management Plan) prepared by Hilson Moran;
Lighting Assessment prepared by Hoare Lea;
Hotel Management Strategy prepared by SHG;
Sunlight and Daylight Statement prepared by GVA Schatunowski Brooks stamped as received by the Local Planning Authority on 11 August 2020;
External Materials Schedule and QA procedures dated 02 November 2020 prepared by Bowmer and Kirkland;
The letter from Deloitte LLP dated 16 January 2023;
The Design for Security letter FAO Daniel Jamison, Zone 6 OGS dated 01 December 2021;

The security specifications set out in Section 4 of the Crime Impact Statement dated May 2017;
The drawing referenced Zone 6 - Level B1 Proposal - Floor types - 190239-3DR-Z6-B1-DR-E-162 Rev C;
Manchester Mollie's External Signage document dated July 2021;
The OGS Zone 6 Confirmation Letter and its appendices prepared by Bowmer and Kirkland;
The Appendices to this letter are the Phase 2 Site Investigation prepared by Curtins (Appendix A);
Pre-demolition exploratory hole locations plan prepared by Curtins dated 14/03/18 (Appendix B);
Chemical Analysis undertaken by Concept Life Sciences dated 09 April 2018 (Appendix C);
Excavation photos (Appendix D) and the Site Waste Management Plan;
Waste Transfer documentation (Appendix E);
Waste Management Strategy (Discharge of Condition 16), OGS, ST. JOHNS, MANCHESTER prepared by Vectos (ref VN222272) dated May 2022;
GTech Surveys Limited Television Reception Survey and Impact Assessment Old Granada Studios (OGS) dated 25/01/2022;
Travel Plan (Discharge of Condition 22), OGS, ST. JOHNS, MANCHESTER prepared by Vectos (ref VN222272) dated May 2022;
Servicing Strategy (Discharge of Condition 30), OGS, ST. JOHNS, MANCHESTER prepared by Vectos (ref VN222272) dated May 2022;
The Kawneer Curtain Wall, Framing Systems, Sliding Doors and Sotech TFC+ Rainscreen specifications;
The materials schedule dated 02 November 2020 prepared by Bowmer and Kirkland;
External Building Lighting Proposal (Zone 6) 190239-3DR-Z6-XX-DR-E-150 Rev B dated January 2021;
QP10036-Rev01 Old Granada Studios-Exterior Report dated 11 January 2022 prepared by P&A;
Plant Noise Egress Assessment Report dated July 2021 prepared by Sandy Brown;
Stage 4 Acoustic Design Report dated July 2019 prepared by Sandy Brown;
Acoustic Planning Report Ref: 15037-R17-A dated 6 December 2023 by Sandy Brown;
Sandy Brown Memo M070-A dated 13 December 2023 'L2 and L10 Rooftop Noise Egress Reassessment - Zones 4 and 5';
Zone 4 & 5 Ventilation Strategy Statement revision 02 dated 14/02/2024 by Consolux; and
Agent email re column finish 2 May 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Core Strategy policies DM1 and SP1.

3) Notwithstanding the approval of Kawneer Curtain Wall, Framing Systems, Sliding Doors and Sotech TFC+ Rainscreen under CDN/21/0152 on 13/10/2021, all external materials for each phase shall be presented to the City Council as local planning authority in accordance with the agreed schedule dated 02 November 2020 prepared by Bowmer and Kirkland along with jointing and fixing details and the enclosed strategies for quality control management. Samples of all remaining materials shall be submitted to and approved in writing, by the City Council, as local planning authority, in accordance with the agreed schedule. A full account of all external materials reviewed and signed off in accordance with this schedule shall be submitted to and approved in writing, by the City Council, as local planning authority prior to operation in accordance with the approved schedule.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Core Strategy policies DM1 and SP1.

4) Before each phase of the development hereby approved is completed (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A), a paving and surfacing strategy for the public footpaths, vehicular crossings, and vehicular carriageways around the site shall be submitted to and approved in writing by the City Council as local planning authority. All works approved in discharge of this condition shall be fully completed before the development hereby approved is first occupied.

Reason: In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian and other routes, pursuant to the Guide to Development and policy DM1 of the Core Strategy.

5) Other than enabling works comprising demolition, piling and construction of the sub structure, no phase of development shall commence unless and until a schedule and programme for the issue of samples and specifications of all hard landscape materials, together with a layout plan identifying the location of the materials have been submitted to and approved in writing by the City Council as local planning authority. Each phase of the development shall be constructed only using the approved materials. The approved scheme shall be implemented not later than 12 months from the date the building is first occupied. The materials shall be presented to the City Council as local planning authority in accordance with the agreed schedule.

Reason: To ensure that a satisfactory landscaping scheme is carried out pursuant to policy DM1 of the Core Strategy and the Guide to Development.

6) Notwithstanding the approval of the External Building Lighting Proposal (Zone 6) 190239-3DR-Z6-XX-DR-E-150 Rev B dated January 2021 and QP10036-Rev01 Old Granada Studios-Exterior Report dated 11 January 2022 prepared by P&A for Zone 6 only under CDN/21/0820 on 01/06/2022,each phase of the development (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) hereby approved shall include a building lighting scheme, including the rooftop extension to the hotel / members club, and a scheme for the illumination of all external areas during the period between dusk and dawn.

Full details of such a scheme, including lighting levels within internal public areas and how the impact on occupiers of nearby properties will be mitigated, shall be submitted to and approved in writing by the City Council as local planning authority before the development is completed.

External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. The approved scheme for each phase shall be implemented in full before each phase of the development is first occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development, pursuant to policy E3.3 of the Unitary Development Plan for the City of Manchester DM1 of the Core Strategy.

7) The development shall comply with the Design for Security letter FAO Daniel Jamison, Zone 6 OGS dated 01 December 2021 (approved as part of application referenced CDN/22/0338 on 07/10/22) and the security specifications set out in Section 4 of the Crime Impact Statement dated May 2017. Within 6 months of the full

completion of 135986/JO/2023 confirmation of the Secure By Design award status shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy.

8) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, deliveries/waste collections on Sundays/Bank Holidays confined to 10:00 to 18:00. Any deliveries that are proposed to be scheduled to take place outside of these hours shall be detailed in an additional Servicing Management Plan to be approved in writing by the City Council as Local Planning Authority prior to the use becoming operational.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

9) Use of each phase of the development (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) shall not commence unless and until the cycle parking shown on the drawing referenced Zone 6 - Level B1 Proposal - Floor types - 190239-3DR-Z6-B1-DR-E-162 Rev C dated May prepared by 3D Reid have been fully implemented (approved as part of application referenced CDN/22/0338 on 07/10/22). These cycle spaces shall then be retained for the duration of the use of the development hereby approved.

Reason: To ensure the details of the application are satisfactory, pursuant to policy DM1 of the Core Strategy

10) All external signage shall accord with the Manchester Mollie's External Signage document dated July 2021 (approved as part of application referenced CDN/22/0338 on 07/10/22). Approval of this strategy document does not preclude the need to separately secure approval for Advertisement consent under the Control of Advertisement Regulations (2007).

Reason: To protect the visual amenity of the area and to ensure the development is carried out in a satisfactory manner pursuant to policy EN1, EN3, CC9, DM1 of the Core Strategy.

11) The development hereby approved shall be carried out in accordance with the measures set out in 049242-CUR-00-XX-RP-GE-002 Old Granada Studios Post-Demolition Phase 2 Site Investigation prepared by Curtins, the Phase 2 Site Investigation prepared by Curtins (Appendix A), Pre-demolition exploratory hole locations plan prepared by Curtins dated 14/03/18 (Appendix B), Chemical Analysis undertaken by Concept Life Sciences dated 09 April 2018 (Appendix C), Excavation photos (Appendix D) and the Site Waste Management Plan and Waste Transfer documentation (Appendix E) and the OGS Zone 6 Confirmation Letter and its appendices prepared by Bowmer and Kirkland (approved as part of application referenced CDN/22/0338 on 07/10/22). The land shall be fully remediated in accordance with the approved documents.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

12) Fumes, vapours and odours shall be extracted and discharged from each phase of the premises (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A), other than Zone 6 and the hotel's gymnasium, 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 in each phase. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intake.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

13) Fumes, vapours and odours generated shall be extracted and discharged from the premises within Zone 6 (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) in accordance with the following drawings prepared by Hurstwood Environmental (submitted under application CDN/21/0820):

63050-VAU-Z6-XX-DR-N-5700 Rev C2;
63050-VAU-Z6-LG-DR-N-5700 Rev C2;
63050-VAU-Z6-GF-DR-N-5701 Rev C2;
63050-VAU-Z6-01-DR-N-5702 Rev C2;
63050-VAU-Z6-02-DR-N-5703 Rev C2;
63050-VAU-Z6-03-DR-N-5704 Rev C2;
63050-VAU-Z6-04-DR-N-5705 Rev C2;
63050-VAU-Z6-05-DR-N-5706 Rev C2;
63050-VAU-Z6-06-DR-N-5707 Rev C2;
63050-VAU-Z6-07-DR-N-5708 Rev C2;
OGS-VES-Z6-08-DR-M-5709 Rev C2; and
OGS-VES-Z6-09-DR-M-5710 Rev C2.

The approved works shall be implemented in full before the uses within Zone 6 commence.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

14) Fumes, vapours and odours generated shall be extracted and discharged from the hotel gymnasium in accordance with the Zone 4 & 5 Ventilation Strategy Statement 660/4.0/4.2 revision 02 dated 14/02/2024 by Consolux. The approved works shall be implemented in full before use of the gymnasium commences.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

15) The development shall be operated in accordance with the following hours of operation:

Hotel & Room Service (including food and beverage): no restriction;

Gymnasium: Monday to Thursday 07:00 to 22:00, Friday 07:00 to 21:00 and Saturday and Sunday 08:00 to 20:00;

Food and Beverage, Club and pool external areas: Monday-Wednesday: 8am - 11pm; Thursday & Friday: 8am - 11pm; Saturday: 8am - 11pm; Sunday / Bank Holiday: 8am - 10.30pm;

Food and Beverage within Members Club internal areas: Monday-Wednesday: 8am - 4am; Thursday & Friday: 8am - 4am; Saturday: 8am - 4am; Sunday / Bank Holiday: 8am - 4am

Food and Beverage (other) internal areas: Monday-Wednesday: 7am - 1am; Thursday & Friday: 7am - 2am; Saturday: 7am - 2am; Sunday / Bank Holiday: 8am - 12am. The last entry time on all days shall be 00:00 (midnight).

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

16) The roof top terrace areas shall not allow for the use of amplified sound or any music in these external areas at any time. Low level background music only shall be played on the terrace, in accordance with the Acoustic Planning Report dated 05 October 2020, approved in writing by the City Council as local planning authority.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

17) a. Externally mounted ancillary plant, equipment and servicing for each phase (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) other than Zone 6 and the hotel gymnasium, 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 for each phase (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) other than Zone 6 and the hotel gymnasium, shall be submitted to and approved in writing by the City Council as local planning authority prior to first occupation in order to secure a reduction in the level of noise emanating from the site.

b. Prior to first occupation of each phase (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) other than Zone 6 and the hotel gymnasium, a verification report to validate that the work undertaken throughout that phase of the development conforms to the recommendations and requirements in the scheme approved under point a. above, shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall include 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 and timescales for the implementation of those measures.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, to safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

18) a. Prior to first occupation of Zone 6 (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A), the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with the Plant Noise Egress Assessment Report dated July 2021 prepared by Sandy Brown (approved as part of

application referenced CDN/21/0820 on 01/06/2022) in order to secure a reduction in the level of noise emanating from the equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

b. Prior to first occupation of Phase 6 (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A), a verification report to validate that the work undertaken throughout that phase of the development conforms to the recommendations and requirements in the Plant Noise Egress Assessment Report dated July 2021 prepared by Sandy Brown (approved as part of application referenced CDN/21/0820 on 01/06/2022) shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall include 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 and timescales for the implementation of those measures.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, to safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

19) a. Prior to first occupation of the hotel gymnasium hereby approved, the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with the Acoustic Planning Report Ref: 15037-R17-A dated 6 December 2023 by Sandy Brown and the Sandy Brown Memo M070-A dated 13 December 2023 'L2 and L10 Rooftop Noise Egress Reassessment - Zones 4 and 5' in order to secure a reduction in the level of noise emanating from the equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

b) Prior to first occupation of the hotel gymnasium hereby approved, a verification report to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the Acoustic Planning Report Ref: 15037-R17-A dated 6 December 2023 by Sandy Brown and the Sandy Brown Memo M070-A dated 13 December 2023 'L2 and L10 Rooftop Noise Egress Reassessment - Zones 4 and 5' shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall include 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 and timescales for the implementation of those measures.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, to safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

20) The scheme for the storage and disposal of refuse as detailed within the Waste Management Strategy (Discharge of Condition 16), OGS, ST. JOHNS, MANCHESTER prepared by Vectos (ref VN222272) dated May 2022 (approved as part of application referenced CDN/22/0338 on 07/10/22) shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies SP1 and DM1 of the Core Strategy.

21) The development shall comply with the GTech Surveys Limited Television Reception Survey and Impact Assessment Old Granada Studios (OGS) dated 25/01/2022 (approved as part of application referenced CDN/22/0338 on 07/10/22).

Reason: To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built will affect TV reception and to ensure that the development at least maintains the existing level and quality of TV signal reception as advised in PPG 8 and pursuant to policies SP1 and DM1 of the Core Strategy.

22) No externally mounted telecommunications equipment shall be mounted on any part of the buildings hereby approved, including the roofs, unless otherwise agreed in writing by the City Council as local planning authority.

Reason: In the interest of visual amenity and pursuant to policy DC18.1 of the Unitary Development Plan for the City of Manchester

23) a. Prior to first occupation of each phase of the premises (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) other than the gymnasium, the development within each phase (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) other than the gymnasium, shall be acoustically insulated and treated to limit the break out of noise in accordance with the Stage 4 Acoustic Design Report dated July 2019 prepared by Sandy Brown (approved as part of application referenced CDN/21/0820 on 01/06/2022).

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location.

b) Prior to first occupation of each phase of the premises (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) other than the hotel gymnasium, a verification report to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the Stage 4 Acoustic Design Report dated July 2019 prepared by Sandy Brown (approved as part of application referenced CDN/21/0820 on 01/06/2022) shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall include 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 and timescales for the implementation of those measures.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

24) a. The premises comprising the hotel gymnasium 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 approved scheme shall be implemented in full before the gymnasium use commences.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

b. Prior to first occupation of the hotel gymnasium, a verification report to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the scheme approved under point a. above shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall include 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 and timescales for the implementation of those measures.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

25) The development hereby approved, excluding container-type B1 Office units, shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'very good'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority prior to occupancy of each part of the development.

Reason: In order to minimise the environmental impact of the development pursuant to policies SP1, DM1 and EN8 of the Core Strategy

26) The Travel Plan (Discharge of Condition 22), OGS, ST. JOHNS, MANCHESTER prepared by Vectos (ref VN222272) dated May 2022 shall be adopted and implemented (approved as part of application referenced CDN/22/0338 on 07/10/22).

Reason: In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

27) The development hereby approved shall be carried out in accordance with the details set out in Construction Management Plan - Granada Studios (Zone 6) dated 18 September 2020 prepared by Bowmer and Kirkland and Construction Management and Logistics Plan dated 23 September 2020 prepared by ARJ, including hours of operation, site waste management, air quality plan, highways works, scaffolding and use of cranes during construction.

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy.

28) Piling and foundation designs shall be carried out in accordance with the details set out in 049242-CUR-00-XX-RP-GE-002-V01 (Piling Risk Assessment) prepared by Curtins, dated 19 March 2019.

Reason: To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to Core Strategy policies EN14 and EN17

29) Each phase of the development hereby approved (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A), shall not be occupied until full details of the design and location of all taxi areas and vehicle drop-off points, within the development, have been submitted to, and approved in writing by, the City Council as local planning authority.

Reason: In the interests of amenity and highway safety, and to ensure the details of the development are acceptable, pursuant to Core Strategy Policy DM1.

30) The rooftop external areas shall be carried out in accordance with the following drawings and the windows in the hotel building rooftop extension elevation facing Atherton Street shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity:

56434_21_1B Pool Glazing Details;
56434_2_1 Proposed Glass Roof Scheme;
56434_2_3 Proposed Glass Roof Scheme;
Z5-GA 035 East Elevation Zone 5;
Z5-GA 036 West Elevation Zone 5;
Z5-GA 038 North Elevation Zone 5;
441-115 Zone 5 L8 CW12 East Elevation GA & Sections;
441-116 Zone 5 L8 CW11 North Elevation GA & Sections;
441-117 Zone 5 L8 CW9 & CW11 West Elevation GA & Sections;
441-112 Zone 5 L9 CW6 East Elevation GA & Sections;
441-113 Zone 5 L9 CW7 North Elevation GA & Sections;
441-114 Zone 5 L9 CW8 West Elevation GA & Sections;
441-200 Zone 5 L9 Plan & Sections;
C7123-LV-001 Rev A Plant Screen;
C7123-LV-002 Rev A Plant Screen Elevations;
C7123-SK-220810 Screen Modifications prepared by Soho House stamped as received by the Local Planning Authority on 20th October 2022; and
External Rooftop Window Treatment Schedule prepared by Soho House stamped as received by the Local Planning Authority on 20th October 2022.

The approved details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason: In the interests of residential amenity and visual amenity, and to ensure the details of the development are acceptable, pursuant to Core Strategy Policy DM1.

31) This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the 1200mm diameter surface water sewer located in Atherton Street at a rate not exceeding 80 litres per second to meet the requirements of the National Planning Policy Framework (PPS 1 (22) and PPS 25 (F8) and part H3 of the Building Regulations.

Reason - To ensure the satisfactory development of the site, pursuant to policy DM1 of the Core Strategy.

32) No surface water from this development shall be discharged either directly or indirectly to the combined sewer network.

Reason - To ensure the satisfactory development of the site, pursuant to policy DM1 of the Core Strategy.

33) The development shall be carried out in accordance with the measures set out in the Air Quality Assessment Report dated 26 March 2020 to ensure air quality objectives for the site are met.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect future residents from air pollution, pursuant to policy DM1 of the Core Strategy.

34) The Local Labour Agreements set out by Bowmer and Kirkland and ARJ Construction, stamped as received by the Local Planning Authority on 02 November 2020 and agreed in writing with the City Council as local planning authority, shall be complied with during the construction phase. A further Local Labour Agreement shall be submitted to, and approved in writing by the City Council, as local planning authority, for operational elements of the proposed development, prior to the operation of each phase of development (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A). The approved details shall be implemented as part of the development.

Reason - To safeguard local employment opportunities, pursuant to pursuant to policies EC1 of the Core Strategy for Manchester.

35) Servicing including loading and unloading of each phase (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) shall take place in accordance with the Servicing Strategy (Discharge of Condition 30), OGS, ST. JOHNS, MANCHESTER prepared by Vectos (ref VN222272) dated May 2022 (approved as part of application referenced CDN/22/0338 on 07/10/22) for the duration of the use hereby approved.

Reason: In the interests of public and highway safety and the protection of residential amenity, pursuant to policy DM1 of the Core Strategy

36) Prior to the installation of the secondary entrance and fire escape annotated as points 19 and 20 on the proposed east elevation drawing number 180146 3DR Z0 SE DR D 130 Rev I, full details, including annotated cross-sections and profiles (scale 1:10 or otherwise as appropriate), of the proposed doors and framing, shall be submitted to and approved in writing by the City Council as local planning authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - In the interests of visual amenity, pursuant to policy DC18.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

37) The gymnasium hereby approved shall be for the use of hotel guests only and shall not be available to other members of the public.

Reason - For the avoidance of doubt and in the interests of security and amenity, pursuant to Policies SP1 and DM1 of the Core Strategy.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Date: 7 May 2024

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.