MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138820/JO/2023
Date registered valid:	13 December 2023
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
Address:	Old Granada Studios , Manchester, M3 3GS
Ward(s):	Deansgate Ward
Applicant:	Manchester Quays (OGS) Developments Limited
Agent (if any):	Mr Michael Percival Deloitte LLP
Case officer:	Lucy Harrison Tel: 0161 234 5795 Email: lucy.harrison@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	07.05.2024

Application details

Type of application: Variation or Removal of Condition

Development type: Major Other

Date of site visit:

Standard consultations:
Printed: 22 December 2023 Expired: 15 January 2024

Neighbour notifications
Printed: 22 December 2023 Expired: 15 January 2024

Site notice
Posted: Expired:

Press advert
Published: 2 January 2024 Expired: 23 January 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Description of area

The site is located within the St John's area within Manchester City Centre, which is subject to an approved masterplan through the adopted St John's Strategic Regeneration Framework. It is bounded by Atherton Street to the East, Quay Street to the North, the Science and Industry Museum to the South and Water Street to the West. It is an area of the City Centre that was formerly within Granada Studios and is named Old Granada Studios. The site is within Castlefield Conservation Area.

The development of this site provides a further phase of the St John's strategic regeneration area, which sets out to deliver a residential-led mixed-use scheme. It would form an integral part of the regeneration project.

Application referenced 127612/FO/2020 approved the part redevelopment and part refurbishment including the conversion of the existing Granada House building into a 175 bed hotel (Use Class C1) with associated private members club (Sui Generis); and erection of new single storey rooftop bar and restaurant (Use Classes A3 and A4); external terrace and rooftop pool in addition to the erection of a new ten storey building for office (Use Class B1) and ground floor retail or workspaces (Use Class A1/A3 and/or B1); retention of Studios for current use as filming studios (Use Class B1) and erection of modular workspaces (Use Class B1) with associated access and servicing arrangements; public realm and other associated works in November 2020.

Application referenced 130796/JO/2021 approved the Variation of Condition 2 to planning permission ref: 127612/FO/2020 to reflect design development of container workspaces in October 2021

Planning permission 135968/JO/2023 varied Condition 13 (opening hours) attached to planning permission referenced 130796/JO/2021.

Description of development

Permission is now sought to vary 135968 to alter the internal layout of the hotel to alter the sizes and number of bedrooms, introduce a gymnasium for hotel guests and alter an entrance to the rooftop bar/restaurant. Information regarding fumes and acoustics has also been submitted in order to amend conditions 12 (ventilation), 15 (plant acoustics) and 19 (Building Acoustics).

The changes would result in a reduction of the number of hotel bedrooms on floors 2 to 6 inclusive, as well as introducing an ancillary hotel guest only (no-publicly accessible) gym facility on Level 1, with the removal of 34 hotel bedrooms from that level (resulting in 128 bedspaces in total).

The gym would be open Monday to Thursday 07:00 to 22:00, Friday 07:00 to 21:00 and Saturday and Sunday 08:00 to 20:00. Access to the gym would be via the ground floor lobby of the hotel on Atherton Street.

The application also proposes to alter the entrance to the rooftop bar/restaurant known as Soho House. This would involve the addition of a lift within the entrance area and changes to the external appearance of the entrance.

Consultations & Notification Responses

Publicity - The application was advertised as a major development, affecting a Conservation Area and in the public interest, and a site notice has been displayed on site. Occupiers of neighbouring properties have been notified of the application. No representations have been received.

Environmental Health – Recommends conditions regarding fumes and acoustics.

Highways – No objections.

Issues

The main issues to consider in assessing this application relate to the impact of the proposals on residential amenity, visual amenity, including the impact on heritage assets and crime and disorder. The application should be considered against the following policies:

Core Strategy and Save UDP Policies

Policies SP1 (Spatial Principles), CC1 (Primary Economic Development Focus (City Centre and fringe), CC4 (Visitors, tourist, culture and leisure), CC10 (A Place for Everyone) and DM1 (Development Management) of the Adopted Core Strategy for the City of Manchester; and saved policies DC26 (Development and Noise) and DC10.1 and 10.4 (Food and Drink Uses) of the Unitary Development Plan for the City of Manchester are relevant to this application.

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, which provides a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. It was adopted on 21 March 2024 and forms part of Manchester's development plan.

Policy JP-P 1 (Sustainable Places) aims to create one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-P 2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. The policy requires development proposals affecting a designated heritage asset to conserve those elements which contribute to its significance including those identified in any conservation

area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

National Planning Policy Framework (NPPF)

The NPPF sets out Government planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and states that sustainable development has an economic, social and environmental role (paragraphs 7 & 8). Paragraphs 10, 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan (para 11). Paragraphs 11 and 12 state that:

"For decision-taking this means: approving proposals that accord with an up-to-date development plan without delay" and "where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed".

The following sections of the NPPF are relevant to the consideration of this application: Section 6 (Building a Strong, Competitive Economy), Section 7 (Ensuring the Vitality of Town Centres), Section 12 (Achieving Well-Designed places) and 16 (Conserving and Enhancing the Historic Environment).

Residential Amenity

The proposal introduces a gymnasium into the hotel, which would be for the use of hotel guests only. It is considered therefore that the gymnasium would not have an impact on the residential amenities of nearby residents and a condition is recommended to control internal noise limits to protect the amenities of occupiers of the building.

Visual Amenity and Heritage

The proposed external changes to the scheme are minor and would be in keeping with the rest of the scheme and the building's facades, subject to a condition to control the detailed appearance of the proposed secondary entrance on the east elevation. The changes would maintain the character and appearance of Castlefield Conservation Area.

Crime and Disorder

The gymnasium would be for hotel guest use only, so access would be controlled within the hotel. The proposal would amend the configuration of the Soho House entrance and, as part of the overall scheme, this would be required to achieve Secured by Design accreditation via condition.

Conclusion

Given the above, it is considered that the proposed amendments would have an acceptable impact on residential amenity, visual amenity, heritage assets and crime and disorder, and would be in accordance with national and local planning policy. The application should therefore be approved, with conditions amended where necessary to reflect the latest information, previous condition discharges and comments from Environmental Health regarding these proposals.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

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) to be attached to decision for approval OR Reasons for recommendation to refuse

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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Apartment 604, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 703, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 305, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 608, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 310, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 206, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 701, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Rossetti Place, 6 Lower Byrom Street, Manchester, M3 4PG
ESure, 25 Quay Street, Manchester, M3 4AL
Apartment 209, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 302, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 702, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 410, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 607, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 802, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 303, 2 Little John Street, Manchester, M3 3GZ
Flat 301, 2 Little John Street, Manchester, M3 3GZ
Flat 406, 2 Little John Street, Manchester, M3 3GZ
Flat 1006, 2 Little John Street, Manchester, M3 3GZ
38 Young Street, Manchester, M3 3FT
Apartment 709, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 408, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 203, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 512, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 207, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 412, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 105, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 404, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 606, 2 Little John Street, Manchester, M3 3GZ
Flat 805, 2 Little John Street, Manchester, M3 3GZ
Ground Floor And First Floor, 38 Young Street, Manchester, M3 3FT
Ground First And Second Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 906, 2 Little John Street, Manchester, M3 3GZ
Flat G06, 2 Little John Street, Manchester, M3 3GZ
Unit 1, 3 Hardman Square, Manchester, M3 3EB
Fifth Floor, 3 Hardman Square, Manchester, M3 3EB
74 Gartside Street, Manchester, M3 3EL
Ground Floor, 68 Quay Street, Manchester, M3 3EJ
37 Quay Street, Manchester, M60 9EA
Flat 902, 2 Little John Street, Manchester, M3 3GZ
Apartment 704, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 303, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 111, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 602, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 103, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 309, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Ground Floor And First Floor, Rossetti Place, 6 Lower Byrom Street, Manchester, M3 4AP
Apartment 211, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN

Apartment 101, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 706, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 409, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Suite D Part First Floor, 66 Quay Street, Manchester, M3 3EJ
Flat 501, 2 Little John Street, Manchester, M3 3GZ
Flat 205, 2 Little John Street, Manchester, M3 3GZ
Flat 806, 2 Little John Street, Manchester, M3 3GZ
Flat 102, 2 Little John Street, Manchester, M3 3GZ
Flat 802, 2 Little John Street, Manchester, M3 3GZ
Flat 402, 2 Little John Street, Manchester, M3 3GZ
Second Floor, 3 Hardman Square, Manchester, M3 3EB
Factory, 161 Water Street, Manchester, M3 4JQ
6 Goods Yard Street, Manchester, M3 3BG
The New St Johns Building, New Quay Street, Manchester, M3 3BE
Flat 305, 2 Little John Street, Manchester, M3 3GZ
Flat 306, 2 Little John Street, Manchester, M3 3GZ
Flat 204, 2 Little John Street, Manchester, M3 3GZ
Flat 905, 2 Little John Street, Manchester, M3 3GZ
Flat 505, 2 Little John Street, Manchester, M3 3GZ
Flat 404, 2 Little John Street, Manchester, M3 3GZ
Apartment 504, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 212, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 508, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 511, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 609, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 606, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 306, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 403, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 806, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Ground Floor, 66 Quay Street, Manchester, M3 3EJ
Flat 106, 2 Little John Street, Manchester, M3 3GZ
Flat 904, 2 Little John Street, Manchester, M3 3GZ
Flat 105, 2 Little John Street, Manchester, M3 3GZ
Farjo Medical Centre, 70 Quay Street, Manchester, M3 3EJ
Third Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 504, 2 Little John Street, Manchester, M3 3GZ
Third Floor, 3 Hardman Square, Manchester, M3 3EB
8 Goods Yard Street, Manchester, M3 3BG
2 Goods Yard Street, Manchester, M3 3BG
Flat 405, 2 Little John Street, Manchester, M3 3GZ
Flat 602, 2 Little John Street, Manchester, M3 3GZ
Flat 605, 2 Little John Street, Manchester, M3 3GZ
Flat 702, 2 Little John Street, Manchester, M3 3GZ
15 Atherton Street, Manchester, M3 3GS
Apartment 804, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 805, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 308, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 705, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 312, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 202, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 510, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 401, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 611, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 801, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN

Apartment 610, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 313, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 603, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 803, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 601, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 405, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 109, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 613, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Second Floor, 68 Quay Street, Manchester, M3 3EJ
Flat 206, 2 Little John Street, Manchester, M3 3GZ
Flat G02, 2 Little John Street, Manchester, M3 3GZ
Flat 201, 2 Little John Street, Manchester, M3 3GZ
2 Atherton Street, Manchester, M3 3GS
Flat 1004, 2 Little John Street, Manchester, M3 3GZ
Flat 302, 2 Little John Street, Manchester, M3 3GZ
Flat 1005, 2 Little John Street, Manchester, M3 3GZ
Flat G01, 2 Little John Street, Manchester, M3 3GZ
Flat 503, 2 Little John Street, Manchester, M3 3GZ
Great John Street Hotel, Great John Street, Manchester, M3 4FD
Apartment 112, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 507, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 210, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 411, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 304, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 708, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 205, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 406, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 311, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 503, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
66 Quay Street, Manchester, M3 3EJ
Suite B Part First Floor, 66 Quay Street, Manchester, M3 3EJ
Second Floor, 66 Quay Street, Manchester, M3 3EJ
Flat 304, 2 Little John Street, Manchester, M3 3GZ
Flat 601, 2 Little John Street, Manchester, M3 3GZ
Flat 506, 2 Little John Street, Manchester, M3 3GZ
Flat 203, 2 Little John Street, Manchester, M3 3GZ
Flat 401, 2 Little John Street, Manchester, M3 3GZ
Flat 1001, 2 Little John Street, Manchester, M3 3GZ
76 Quay Street, Manchester, M3 4PR
Flat 706, 2 Little John Street, Manchester, M3 3GZ
Flat 804, 2 Little John Street, Manchester, M3 3GZ
Sixth Floor, 3 Hardman Square, Manchester, M3 3EB
Basement, 68 Quay Street, Manchester, M3 3EJ
Flat 202, 2 Little John Street, Manchester, M3 3GZ
Flat G05, 2 Little John Street, Manchester, M3 3GZ
Flat 101, 2 Little John Street, Manchester, M3 3GZ
Apartment 707, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 501, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 513, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 509, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 413, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 107, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 505, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 301, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN

Apartment 307, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 208, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 605, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 407, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 506, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 402, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat G03, 2 Little John Street, Manchester, M3 3GZ
Flat 603, 2 Little John Street, Manchester, M3 3GZ
Flat 103, 2 Little John Street, Manchester, M3 3GZ
Flat 403, 2 Little John Street, Manchester, M3 3GZ
Flat 801, 2 Little John Street, Manchester, M3 3GZ
36 Young Street, Manchester, M3 3FT
Eighth Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Fourth Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 803, 2 Little John Street, Manchester, M3 3GZ
3 Hardman Square, Manchester, M3 3EB
72 Gartside Street, Manchester, M3 3EL
76 Gartside Street, Manchester, M3 3EL
First Floor, 68 Quay Street, Manchester, M3 3EJ
Bonded Warehouse, 18 Lower Byrom Street, Manchester, M3 4AP
1 New Quay Street, Manchester, M3 4BN
88 - 100 Quay Street, Manchester, M3 4PR
Flat 701, 2 Little John Street, Manchester, M3 3GZ
Flat G04, 2 Little John Street, Manchester, M3 3GZ
Flat 901, 2 Little John Street, Manchester, M3 3GZ
Flat 704, 2 Little John Street, Manchester, M3 3GZ
Apartment 502, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 807, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 204, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 808, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 213, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 201, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Suite C Part First Floor, 66 Quay Street, Manchester, M3 3EJ
68 Quay Street, Manchester, M3 3EJ
Flat 703, 2 Little John Street, Manchester, M3 3GZ
Flat 1003, 2 Little John Street, Manchester, M3 3GZ
Flat 705, 2 Little John Street, Manchester, M3 3GZ
Flat 1002, 2 Little John Street, Manchester, M3 3GZ
Fifth Sixth And Seventh Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Bauhaus, 27 Quay Street, Manchester, M3 3GY
Fourth Floor, 3 Hardman Square, Manchester, M3 3EB
Unit 3, 3 Hardman Square, Manchester, M3 3EB
Unit 2, 3 Hardman Square, Manchester, M3 3EB
St Johns Court, Young Street, Manchester, M3 3FT
78 Gartside Street, Manchester, M3 3EL
4 Goods Yard Street, Manchester, M3 3BG
Flat 104, 2 Little John Street, Manchester, M3 3GZ
Flat 604, 2 Little John Street, Manchester, M3 3GZ
Flat 502, 2 Little John Street, Manchester, M3 3GZ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL