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13 December 2023

Planning Department
Manchester City Council
PO Box 532
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Manchester
M60 2LA

FAO David Brettell

Dear David,

Old Granada Studios, St Johns, Manchester
Application for Variation of Conditions under Section 73 of the Town and Country Planning Act 1990 to Planning Permission Ref: 135968/JO/2023

Manchester Quays (OGS) Developments Limited hereby submit an application under Section 73 of the Town and Country Planning Act 1990 in order to make a Variation of Conditions to Planning Permission 135968/JO/2023, as described below in this letter.

Background

The Site benefits from extant planning permission granted on 16 November 2020 for the part refurbishment and part redevelopment of Old Granada Studios in St John's, Manchester (Ref: 127612/FO/2020). The description of development as on the decision notice is as follows:

> *"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"*

The proposals for the refurbishment and part redevelopment of Old Granada Studios will create a unique mixed-use development within the heart of Manchester that has approval granted for:

- Mollie's / Soho House: hotel and restaurant following the refurbishment, conversion and roof extension of Granada House comprising a 175-bedroom hotel with associated food and beverage facilities, including a members' club with restaurant, rooftop bar and swimming pool.

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- Studios Galleries: a new workspace building to replace the demolished four storey Annexe building, comprising retail uses at ground and basement levels, and office uses at floors 1 to 9. This element of the approved scheme was completed in December 2022.

- Manchester Studios: a unique suite of film, TV, and broadcast facilities following the revitalisation of ITV Granada's historic Studios 2, 6, 8 and 12, which will continue to be used for filming uses, with associated changes to access and external alterations; and

- Granada Cube Space: small workspaces in modular units located to the rear of the Studio 12, which will comprise incubator units for businesses.

Following further design development and input from operators, 'Allwork&social', a revised scheme was sought to improve the efficiency of the Cube Space and its function as a modular office facility by altering the layout and configuration whilst enhancing its overall visual appearance (LPA Reference: 130796/JO/2021). This was approved on 18 October 2021.

Planning Permission was then approved on 3 April 2023 (LPA Reference 135968/JO/2023) for a further s.73 application that varied condition 13 of 130796/JO/2021 and secure revised operational hours for the Mollies Motel Diner.

The amendment set out in this Application is now seeking to amend the internal layout of the hotel, leading to a reduction in hotel room numbers and following the inclusion of an ancillary guest-only gym.

Proposed Amendments

The amendments sought within this application are discussed below and the description of the proposed amendment for this application is:

> *"Variation of condition 2, 12, 15 and 19 to planning permission Ref: 135968/JO/2023 to reflect design changes to the hotel in order to reduce hotel room numbers and include guest-only gym with the following description of development: Part redevelopment and part refurbishment including the conversion of the existing Granada House building into a 128-bed hotel (Use Class C1) with associated private members club (Sui Generis) and ancillary guest-only gym; and erection of new 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."*

The amendments are being sought to reduce the number of bedrooms on 5 floors of the building (floors 2 to 6 inclusive), as well as introduce an ancillary hotel guest only (non-publicly accessible) gym facility on level 1, which removes 34 bedrooms from that level (128 bedspaces in total).

These changes relate to the hotel and members club only, as opposed to the whole development; the office, film studio and food and beverage unit all remain in line with the approved permission. The changes are set out in detail under the headings set out in this letter before being assessed against the relevant planning policies.

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Ancillary Gym

Replacing 34 no. hotel rooms at level 1 of the scheme, the Applicant proposes to introduce a guest-only gym that is open on Monday to Thursday between 7am to 10pm, Friday between 7am to 9pm and Saturday and Sunday between 8am to 8pm. Access to the new gym is provided through the ground floor lobby of the hotel along Atherton Street.

The technical consultants have reviewed the proposed amendments and have undertaken an assessment of whether these changes have any implications to hotel guests, particularly in relation to noise and vibration and ventilation requirements. These have been reported in the planning documents submitted with this application and conclude that the Proposed Development with the design amendments in place would continue to provide an appropriate environment for the intended use and mitigation is not required.

Introduction of additional lift / dedicated Soho House Entrance

The ground floor entrance has been altered to create a dedicated entrance to Soho House along Atherton Street. Along this façade, guests will enter into the dedicated Soho House reception where the repositioned lift will take them directly to the members club / rooftop space. Behind this, through a separate door the second lift in this part of the ground floor will take staying guests to their respective hotel room floors rather, creating a distinct sense of arrival for Soho House guests.

Level 2 to level 6 Changes

Above the gym on level 2, the Applicant proposes to replace a two standard rooms into a single larger suite taking the total bedspaces on this floor from 20 to 28, providing a greater variety of hotel room types. The third and fourth floors see a similar change to increase the hotel room offer by reducing three smaller room types into larger suites taking the total on these floors to 26 bedrooms each from originally 29. On the fifth floor, two smaller bedrooms are also exchanged for a larger suite. On the sixth floor, the Mollie's hotel rooms have been exchanged for larger, bespoke Soho House hotel bedrooms taking the total from 27 on this level to 22 bedrooms.

Overall, the proposals have reduced from 175 bedrooms to 128 in total across the hotel element (Zone 4). In terms of accessibility, a total of 6 rooms will be DDA compliant (equating to 5% of the total bedspaces) and are provided with level access from the entrance to the bedrooms.

Replacement Plans

For the avoidance of doubt, Condition 2 attached to 135968/JO/2023 is proposed to be amended to include the following revised drawings, replacing those approved, as set out in the table below:

Current drawing ref.	Revised drawing ref.
180146 3DR Z0 00 DR D 100 Rev F - Proposed GA Plan Ground floor	180146-3DR-00-D100-H Proposed GA plan-Ground floor Rev H
180146 3DR Z2 01 DR D 101 Rev D – Proposed GA Plan First Floor	180146-3DR-01-D101-E Proposed GA plan-First floor Rev E
180146 3DR Z2 02 DR D 102 Rev D – Proposed GA Plan Second Floor	180146-3DR-02-D102-E Proposed GA plan-Second floor Rev E

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Current drawing ref.	Revised drawing ref.
180146 3DR Z2 03 DR D 103 Rev D – Proposed GA Plan Third Floor	180146-3DR-03-D103-E Proposed GA plan-Third floor Rev E
180146 3DR Z2 04 DR D 104 Rev A – Proposed GA Plan Fourth Floor	180146-3DR-04-D104-E Proposed GA plan-Fourth floor Rev B
180146 3DR Z0 06 DR D 106 Rev A – Proposed GA Plan Sixth Floor	180146-3DR-06-D106-A Proposed GA plan-Sixth floor Rev A
180146 3DR Z0 07 DR D 107 Rev C – Proposed GA Plan Seventh Floor	180146-3DR-07-D107-E Proposed GA plan-Seventh floor Rev E
180146 3DR Z0 08 DR D 108 Rev C – Proposed GA Plan Eighth Floor	180146-3DR-08-D108-E Proposed GA plan-Eighth floor Rev E
180146 3DR Z0 09 DR D 109 Rev C– Proposed GA Plan Ninth Floor	180146-3DR-09-D109-E Proposed GA plan-Ninth floor Rev E
180146 3DR Z0 10 DR D 110 Rev C – Proposed GA Plan Tenth Floor	180146-3DR-10-D110-E Proposed GA plan-Tenth floor Rev E
180146 3DR Z0 RF DR D 111 Rev C – Proposed GA Roof Plan	180146-3DR-11-D111-E Proposed GA plan-Roof plan Rev E
180146 3DR Z2 LG DR D 099 Rev D - Proposed GA plan Lower ground floor	180146-3DR-LG-D099-E Proposed GA plan-Lower ground floor Rev E
180146 3DR Z0 SE DR D 120 Section A-A Rev C - Proposed Section A-A	180146-3DR-SE-D120-D Proposed Section A-A Rev D
180146 3DR Z2 SE DR D 123 Section D-D Rev D - Proposed Section D-D	180146-3DR-SE-D123-E Proposed Section D-D Rev E
180146 3DR Z2 SE DR D 124 Section E-E Rev D - Proposed Section E-E	180146-3DR-SE-D124-E Proposed Section E-E Rev E
180146 3DR Z0 SE DR D 125 Section F-F Rev F - Proposed Section F-F	180146-3DR-SE-D125-D Proposed Section F-F Rev D
180146 3DR Z2 SE DR D 126 Section G-G Rev D - Proposed Section G-G	180146-3DR-SE-D126-E Proposed Section G-G Rev E
180146 3DR Z0 SE DR D 130 Rev F - Proposed East Elevation-All Zones	180146-3DR-SE-D130-G Proposed East Elevation-All Zones Rev G
180146 3DR Z0 SE DR D 132 Rev F - Proposed West Elevation-All Zones	180146-3DR-SE-D132-F Proposed West Elevation-All Zones Rev F
180146 3DR Z0 SE DR D 133 Rev G - Proposed North Elevation-All Zones	180146-3DR-SE-D133-H Proposed North Elevation-All Zones Rev H
180146 3DR Z0 SE DR D 135 Rev C - Proposed Long East Elevation	180146-3DR-SE-D135-D Proposed Long East Elevation Rev D
180146 3DR Z2 SE DR D 137 Rev C - Proposed Long West Elevation	180146-3DR-SE-D137-D Proposed Long West Elevation Rev D
180146 3DR Z2 SE DR D 138 Rev C - Proposed Long North Elevation	180146-3DR-SE-D138-D Proposed Long North Elevation Rev D
180146 3DR Z0 05 DR D 105 Rev C – Proposed GA Plan Fifth Floor	180146-3DR-ZZ-D105-E Proposed GA plan-Fifth Floor Rev D

Table 1 – List of Approved and Revised Drawings

Updated Conditions

In order to regularise the supporting technical documents submitted with this application we propose to make amendments to the wording of the following conditions:

Condition 12 – Ventilation

"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) 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."

The proposed wording for Condition 12 is as follows:

"Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with ***OGS Zone 6 Ventilation Services Schematic (Ref. 63050-VAU-Z6-XX-DR-N-5700 Re C2) and Mollies / Soho House Ventilation Strategy dated December 2023. Post-completion testing shall be submitted within 6 months of completion of 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."

Condition 15 – Acoustic Insultation: Plant

"Externally mounted ancillary plant, equipment and servicing for each phase 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) 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."

The proposed wording for Condition 15 is as follows:

"Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with ***OGS Stage 4 Acoustic Design report – Zone 6, Plant Noise Egress Assessment Report – Zone 6 and 15037-M070-A L2 and L10 rooftop noise egress reassessment - zones 4 and 5 dated December 2023 prepared by Sandy Brown dated December 2023 prepared by Sandy Brown;*** *designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.* ***Post-completion testing shall be submitted within 6 months of completion of each phase.***

Condition 19– Acoustic Insultation: Building

"Each phase of the premises, (as identified on ZONE PLAN 180146-3DR-Z0-XX-DRD112 REV A), shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use

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commences or as otherwise agreed in writing by the City Council as local planning authority. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB 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. Upon completion of all phases of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the B29agreed noise criteria."

The proposed wording for Condition 19 is as follows:

"Each phase of the premises, (as identified on ZONE PLAN 180146-3DR-Z0-XX-DRD112 REV A), shall be acoustically insulated and treated to limit the break out of noise in accordance with ***OGS Stage 4 Acoustic Design report – Zone 6, Plant Noise Egress Assessment Report – Zone 6 and 15037-M070-A L2 and L10 rooftop noise egress reassessment - zones 4 and 5 dated December 2023 prepared by Sandy Brown;***

The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB 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.

Upon completion of all phases of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the B29agreed noise criteria."

Planning Policy Assessment

To allow the Local Planning Authority to conclude that the details presented in this amendment application are non-material in nature, the revised proposals have been assessed against the key national and local tenets of planning policy.

National Planning Policy Framework 'NPPF' (2023)

The most recent National Planning Policy Framework was published in 2023 and is a material consideration in the determination of planning applications. The NPPF includes a 'presumption' in favour of sustainable development and supports proposals that are in accordance with policies in an up-to-date Development Plan.

On this basis, the relevant policies in the up-to-date Development Plan in the context of the proposed amendments are set out below, in order to demonstrate the proposals remain in accordance.

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Manchester Core Strategy (2012)

The Manchester Core Strategy (2012) contains local planning policy relevant to the proposed amendments. The list below assesses the proposed amendments against policies that are relevant to those amendments, confirming that there are no material changes to the approved scheme as follows:

- Policy CC1: This policy states that the City Centre is the economic focus for employment growth and that provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities will be encouraged in the City Centre. The proposed amendments will enhance the existing hotel space through increasing the level of amenity, functionality and overall offer from the hotel, providing the highest quality of hotel accommodation in the City Centre supporting the tourism economy.
- Policy CC4: This policy states that the City Centre will be the focus for culture and leisure in the City Centre. It highlights the importance of hotels in supporting the leisure / visitor economy. As highlighted above and in compliance with this policy the proposed amendments will create a higher quality hotel officer in the City Centre.
- Policy DM1: This policy states that all development should have regard to effects on amenity including noise and vibration as well as air quality and odours. The proposed amendments have been supported by technical noise and vibration assessments and a detailed ventilation strategy. These have concluded that the proposed development with the proposed amendments is suitable for its intended use and no mitigation is required.

Saved Policies of the Manchester Unitary Development Plan (UDP) (1995)

The Unitary Development Plan was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012, significant proportions of the UDP have been replaced; however, a number of polices were saved on 11 July 2012 and remain extant.

The policies relevant to this proposal are DC26.1 and DC18.1 relating to noise and Conservation Areas. The proposed changes will not create any additional impact regarding noise, ensuring it remains in line with Policy DC26.1.

OGS sits within the Castlefield Conservation Area and the consented scheme was supported by a Heritage Statement, which considers that the Proposed Development would continue to provide a positive relationship through high quality design and ensuring the retention of the original ITV Granada Studios HQ building.

Guide to Development in Manchester – Supplementary Planning Document and Planning Guidance (2007)

The Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance (SPD) was adopted on 11 April 2007. The document reflects and provides guidance on the importance of creating attractive, well designed, well maintained neighbourhoods. In summary, the development demonstrably carefully considers height in its context and maximises access for disabled people.

In summary, the proposed mixed-use scheme will continue to deliver a high quality hotel development which will fit in with its surroundings and make use of an iconic building (previously Old Granada Studios) through sensitive refurbishment. As such, the proposed amendments are considered to continue to

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comply with local and national policies and guidance as the amendments do not create any material change to the previous assessment of the scheme against policy.

Application Documentation

In addition to this covering letter, this Application comprises the following supporting information:

- Application Form and Notices prepared by Deloitte;
- Revised planning drawings prepared by 3DReid (see Table 1);
- Noise Assessment prepared by Sandy Brown; and
- Ventilation Strategy prepared by Consulux.

The Application has the Planning Portal reference: PP-12672701 and the application fee will be paid online. Based on the information submitted, we seek your agreement that the proposed amendments are acceptable and are non-material in nature.

We trust you have all the information required to make a decision on the proposed amendments but please don't hesitate to contact me or my colleagues Michael Percival (mipercival@deloitte.co.uk / +44 161 455 6672) or Cameron Radford (+44 161 455 6768 / cameronnradford@deloitte.co.uk) if you require further information.

Yours sincerely

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