

1 September 2023

Planning Department
Manchester City Council
PO Box 352
Town Hall
Manchester
M60 2LA

F.A.O Angela Leckie

Dear Angela,

**67-75 Piccadilly, Manchester – Application for Partial Discharge of Conditions 4, 9, 10, 11 and 17
Planning Permission Ref: 127538/FO/2020**

On behalf of our Client, Southern Green Properties Ltd, please find enclosed an application for the discharge of multiple Conditions attached to Planning Permission ref: 127538/FO/2020 for the redevelopment of 67-75 Piccadilly.

On 16 December 2020, planning permission was granted for 67-75 Piccadilly in Manchester City Centre. The description of development approved under application reference 127538/FO/2020 is as follows:

“Erection of 11 storey building on site of 67 Piccadilly, as a Hotel (Use Class C1) with associated ground floor retail and leisure uses (Use Class A3 (Restaurant and Café), A4 (Drinking Establishment) and D2 (hotel leisure gym/fitness area)); provision of flexible amenity space at roof level; installation of external plant at roof level; provision of new public realm and associated works following demolition of 67 Piccadilly/4 - 6 Newton Street ('67 Piccadilly') including internal and external alterations to 69-75 Piccadilly (Halls Building) (comprising refurbishment and infilling of an existing rear void of to provide a 9-storey infill) relating to the reuse, refurbishment of the building for use along with the new 11 storey building.”

On the same day, listed building consent (Ref. 127539/LO/2020) was also granted at 67-75 Piccadilly for:

“Listed Building Consent for internal and external alterations to 69-75 Piccadilly (Halls Building) (including refurbishment and infilling of an existing rear void of to provide a 9-storey infill and formation of connections) relating to the reuse, refurbishment and extension of the building for use along with an adjacent new 11 storey building as a Hotel (Use Class C1) on site of 67 Piccadilly (application ref no 127538)”

Background

Since planning permission and listed building consent were granted in 2020; however, a number of well documented and unforeseen macroeconomic challenges have resulted in some delays in bringing forward this project. Progress is nonetheless being made, and with a preferred contractor having been identified following a tender process and the design being progressed to commence RIBA Stage 4 and the project team working on the next steps to facilitate a start in site. As such, Southern Green Properties Ltd continues to be fully committed to delivering the permitted scheme which will provide a high quality development and the restoration and long term sustainable reuse of a Grade II Listed heritage asset.

In advance of the consented works coming forward in full, the client is seeking to progress an initial phase of works that will commence the refurbishment process. The initial works will add value in their own right, and support the ultimate delivery of the proposals in full once a full contract is in place and the detailed construction design stage of work has been completed. The proposed works will also have the effect of lawfully implementing the extant planning permission and listed building consent.

A Non-Material Amendment (NMA) application is being submitted to Manchester City Council (MCC) concurrently to amend the wording of pre-commencement conditions 4, 9, 10, 11, and 17 of 127538/FO/2020 so that these relates specifically to the relevant phase of works, in this case the initial works. The wording of all other pre-commencement conditions is being amended in order to exclude the commencement of the initial works. As such, a Phasing Plan (Drawing Ref. 1936-FCBS-ZA-GF-PL-A-12GF) was submitted with this application which splits the construction works into two separate phases. Phase 1, forming the initial works, followed by Phase 2, which comprises the remaining works required to develop the Site.

This application therefore seeks to discharge conditions 4, 9, 10, 11 and 17 of Planning Permission Ref. 127538/FO/2020 as proposed to be amended by NMA application ref (PP-12418942)

Condition Discharge

The details set out in the table below set out the relevant conditions and the documents that are submitted in support of application for partial discharge in relation to the Phase 1 initial works.

Table 1 – Summary of discharge of conditions submission

Condition No.	Condition Wording (as proposed to be amended)	Full or Partial Discharge	Information submitted
4	4)(a) Notwithstanding the details submitted with the application, prior to commencement of a phase of the development as detailed on plan 1936-FCBS-ZA-GF-PL-A-12GF the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: <i>New Build and Infill -Samples and specifications of all materials relevant to that phase as set out in Material Schedule Rev A prepared by FCB received on 10.11.20 to be used on all external elevations, drawings to illustrate details of full sized sample panels that will be produced if appropriate. The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the</i>	Partial Discharge – 4(a) (Phase 1 Initial Works)	Phase 1 Planning Notes, prepared by FCBS Repair Proposal Elevation 1936-FCBS-ZA-ZZ-DR-A-1510 Proposal Elevation (including Bay Study) 1936-FCBS-ZA-ZZ-DR-A-2810

Condition No.	Condition Wording (as proposed to be amended)	Full or Partial Discharge	Information submitted
	glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management; and Listed Building – a programme for providing Details of all internal and external materials as relevant to that phase; (b) Prior to commencement of Phase 2, submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle; (c) Prior to commencement of Phase 2, to submit the sample panels and quality control management strategy (New build and Infill only) shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.		Opening Up Proposals - (included within the structural package) • 1-20573 SK007 Meaningful Start Structural Commentary_Rev02 Structural Proposals • 1-20573 Ph1 Steel Beam into Masonry Detail_Rev00 • 1-20573 SK007 Meaningful Start Structural Commentary_Rev02 Window Specification: F W500 TB
9	9 i) Notwithstanding the drawings approved in condition 2, prior to commencement of Phase 1 as detailed on plan 1936-FCBS-ZA-GF-PL-A-12GF, details of the following shall be submitted to and agreed in writing by the City Council as local planning authority as relevant to Phase 1 a) A schedule of any intrusive investigations and mitigation/ repair including details of the need for the works, the number, sizes, locations and method statement for each task including building protection works; (b) A schedule of paint sampling including all painted surfaces such as the staircases, windows, walls and ceilings and panelling (which may have originally been a exposed wood finish)as a record and in order to inform the proposed decoration,; (c)Method statement for removal of any fabric as part of any strip out works (including original floor, wall, ceiling finishes) exposed during strip out works within 69-75 Piccadilly for (a) the ground floor and (b) the upper levels (which shall be subject to a watching brief) and for any proposals to repair fabric or structural works / repairs; (d) Full details of all of the proposed structural works, fire treatment, floor protection, detailed investigation works and structural repairs to staircases including those as outlined in the supporting structural engineers report;	Partial Discharge – 9i) (Phase 1 Initial Works)	Phase 1 Planning Notes, prepared by FCBS Repair Proposal Elevation • 1936-FCBS-ZA-ZZ-DR-A-1510 Proposal Elevation (including Bay Study) • 1936-FCBS-ZA-ZZ-DR-A-2810 Opening Up Proposals - (included within the structural package) • 1-20573 SK007 Meaningful Start Structural Commentary_Rev02 Structural Proposals • 1-20573 Ph1 Steel Beam into Masonry Detail_Rev00 • 1-20573 SK007 Meaningful Start

Condition No.	Condition Wording (as proposed to be amended)	Full or Partial Discharge	Information submitted
	ii) Notwithstanding the drawings approved in condition 2, prior to commencement of phase 2 as detailed on plan 1936-FCBS-ZA-GF-PL-A-12GF, details of the following shall be submitted to and agreed in writing by the City Council as local planning authority as relevant to Phase 2 a) A schedule of any intrusive investigations and mitigation/ repair including details of the need for the works, the number, sizes, locations and method statement for each task including building protection works; (b) A schedule of paint sampling including all painted surfaces such as the staircases, windows, walls and ceilings and panelling (which may have originally been a exposed wood finish) as a record and in order to inform the proposed decoration,; (c) Method statement for removal of any fabric as part of any strip out works (including original floor, wall, ceiling finishes) exposed during strip out works within 69-75 Piccadilly for (a) the ground floor and (b) the upper levels (which shall be subject to a watching brief) and for any proposals to repair fabric or structural works / repairs; (d) Full details of all of the proposed structural works, fire treatment, floor protection, detailed investigation works and structural repairs to staircases including those as outlined in the supporting structural engineers report; (e) Full scaled drawn details of M & E (Air conditioning and other internal and external plant) including elevations, sections and reflective ceiling plans; and (f) Final lightwell design and reinstatement;		Structural Commentary_Rev02 Window Specification: F W500 TB
10	10) i) Notwithstanding the details within condition 2 (d) and the Crosby Grainger Architects Condition Survey 2019 (sections 2,3 and 4), prior to commencement of Phase 1 as detailed on plan 1936-FCBS-ZA-GF-PL-A-12GF, final details (including where appropriate specification and method statement) or revised / updated specification and schedule of works in relation to the following shall be submitted to and approved in writing by the City Council as Local Planning Authority as relevant to Phase 1 subject to validation on site: (a) Works Strategy: Elevational (b) Works Strategy: Basement Flls; (c) Works Strategy: Floor 1; (d) North Elevation (rear, onto Back Piccadilly)	Partial Discharge – 10 i) (Phase 1 Initial Works)	Phase 1 Planning Notes, prepared by FCBS Repair Proposal Elevation • 1936-FCBS-ZA-ZZ-DR-A-1510 Proposal Elevation (including Bay Study) • 1936-FCBS-ZA-ZZ-DR-A-2810 Opening Up Proposals - (included within the structural package)

Condition No.	Condition Wording (as proposed to be amended)	Full or Partial Discharge	Information submitted
	(e) B2 Sub Basement		• 1-20573 SK007 Meaningful Start Structural Commentary_Rev02
	(f) F1 First Floor		
	(g) Window repair, reinstatement, replacement;		
	(h) Repair and relocation / reuse of fixtures and fittings and miscellaneous heritage items;		
	ii) Notwithstanding the details within condition 2 (d) and the Crosby Grainger Architects Condition Survey 2019 (sections 2,3 and 4), prior to commencement of Phase 2 as detailed on plan 1936-FCBS-ZA-GF-PL-A-12GF , final details (including where appropriate specification and method statement) or revised / updated specification and schedule of works in relation to the following shall be submitted to and approved in writing by the City Council as Local Planning Authority as relevant to Phase 2 subject to validation on site:		Structural Proposals • 1-20573 Ph1 Steel Beam into Masonry Detail_Rev00 • 1-20573 SK007 Meaningful Start Structural Commentary_Rev02
	(a) Works requiring immediate attention/investigation;		Window Specification: F W500 TB
	(b) Works Strategy: Elevational		
	(c) Works Strategy: Roof;		
	(d) Works Strategy: Basement Flls;		
	(e) Works Strategy: Floors 1-3;		
	(f) Works Strategy: Floor 4		
	(g) Works Strategy: Lightwell		
	(h) Works Strategy: Stairwells		
	(i) South Elevation (front, on to Piccadilly)		
	(j) West Elevation (side, rear)		
	(k) North Elevation (rear, onto Back Piccadilly)		
	(l) Roof Level		
	(m) B2 Sub Basement		
	(n) F1 First Floor		
	(o) F2 Second Floor		
	(p) F3 Third Floor		

Condition No.	Condition Wording (as proposed to be amended)	Full or Partial Discharge	Information submitted
	(q)F4 Fourth Floor (r)E Lightwell Elevations (s)S Stairwells (t)S1 Stairwell 1 (u)S2 Stairwell 2 (v)S3 Stairwell 3 (x) Ceilings including repair and reinstatement of cornices; (y) Repair and relocation / reuse of fixtures and fittings and miscellaneous heritage items; (z)Reuse and repair of cast iron fireplaces; (aa)Lath and plaster wall repair and reinstatement; (bb)Window repair, reinstatement, replacement; and (cc)Reuse (where possible) and repair of panelled doors and associated fixture and fittings All of the above shall be implemented in accordance with the approved details before the development is first occupied.		
11	11) i) Notwithstanding the details as set out in condition 2 above, prior to commencement of Phase 1 as detailed on plan 1936-FCBS-ZA-GF-PL-A-12GF, the final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority as relevant to Phase 1: (a) A schedule of removal of redundant signs and external fixtures and fittings and details and including method statements for repair work and making good to external elevations; (b) Details of secondary glazing ; ii) Notwithstanding the details as set out in condition 2 above, prior to commencement of Phase 2 as detailed on plan 1936-FCBS-ZA-GF-PL-A-12GF, the final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority as relevant to Phase 2: (a) Installation of–shop front - final details of the shop front and signage zone design to ground floor unit 69-75 Piccadilly;	Partial Discharge – 11)i) (Phase 1 Initial Works)	Phase 1 Planning Notes, prepared by FCBS Repair Proposal Elevation • 1936-FCBS-ZA-ZZ-DR-A-1510 Proposal Elevation (including Bay Study) • 1936-FCBS-ZA-ZZ-DR-A-2810 Opening Up Proposals - (included within the structural package) • 1-20573 SK007 Meaningful Start Structural Commentary_Rev02

Condition No.	Condition Wording (as proposed to be amended)	Full or Partial Discharge	Information submitted
	(b) Internal hotel fit out including all finishes (to be informed by (6 b) above) and fixtures and fittings; (c) Details of the bulkheads; (d) Details of repairs and upgrade of existing roof; (e) Details of the New rooflight design, specification and details (These should be to a conservation specification and be low profile); (f) Details of secondary glazing; (g) Details and strategy for reusing original panelled / glazed doors to the new en-suites; (h) Details of the ground floor door opening in original panelling through to 67 Piccadilly and associated partition in this area; (i) Full details of how the staircase landing and handrail is being raised and modified and the interface with existing features and detailed works to repair staircases including the stone cantilevered staircase to basement; (j) Details of the work benches and raking 'scoop' feature (with a view to try and retain elements of this design or look at an adaptation in the same way as the benches to respect existing fabric and this element of the original design) including final details of the proposed joinery work to modify these features as well and details of their repair and restoration; (k) Details of new openings to form lift lobbies (l) A schedule of removal of redundant signs and external fixtures and fittings and details and including method statements for repair work and making good to external elevations; (m) Details of any proposed damp proofing; (n) A strategy for the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment); All of the above shall be implemented in accordance with the approved details before the development is first occupied.		Structural Proposals • 1-20573 Ph1 Steel Beam into Masonry Detail_Rev00 • 1-20573 SK007 Meaningful Start Structural Commentary_Rev02 Window Specification: F W500 TB
17	17) During soft-strip and demolition within each relevant phase at 69-75 Piccadilly a watching brief shall be in place (in conjunction with the requirements of condition 9 c) to record any additional inputs into the	Partial Discharge (Phase 1 Initial Works)	Phase 1 Planning Notes, prepared by FCBS

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	<i>SLHA Inventory of Significant Fixtures and Features 03 11 2020.</i> <i>Where any additional historic fabric and features are uncovered (particularly within the ground floor unit) prior to their removal, agreement shall be sought from and approved in writing by the City Council as Local Planning Authority in relation to that phase.</i> <i>A final report on the significance of the heritage interest represented shall then be provided for archive deposition prior to occupation in relation to that phase..</i>		Repair Proposal Elevation • 1936-FCBS-ZA-ZZ-DR-A-1510 Proposal Elevation (including Bay Study) • 1936-FCBS-ZA-ZZ-DR-A-2810 Opening Up Proposals - (included within the structural package) • 1-20573 SK007 Meaningful Start Structural Commentary_Rev02 Structural Proposals • 1-20573 Ph1 Steel Beam into Masonry Detail_Rev00 • 1-20573 SK007 Meaningful Start Structural Commentary_Rev02 Window Specification: F W500 TB

Application Submission

This application comprises this covering letter and the following documentation:

- Condition Discharge Application Form; and
- The information detailed in Table 1.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the partial discharge of the conditions outlined above in relation to Planning Permission Ref. 127538/FO/2020. If you have any queries regarding this submission, please do not hesitate to contact me or my colleagues Ellen Sanderson-Clark (esandersonclark@deloitte.co.uk / +44 113 292 1119) or Cameron Radford (cameronradford@deloitte.co.uk / +44 161 455 6768).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

Deloitte LLP

Encs.