

1 September 2023

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

F.A.O Angela Leckie

Dear Angela,

67-75 Piccadilly, Manchester – Application for Non-Material Amendments to Planning Permission ref. 127538/FO/2020

On behalf of our client, Southern Green Properties Ltd (the 'Applicant'), we hereby submit an application under Section 96(a) of the Town and Country Planning Act 1990 (as amended) in order to make Non-Material Amendments ("NMA") to Planning Permission 127538/FO/2020.

The description of the proposed amendments is as follows:

"Variation of Condition 3 (Contract), 4 Material Samples and CEMP (Materials), 5a (Ground Conditions), 6 (CMP), 7a Local Benefit Proposal: Construction), 8 (Scaffolding), 9 (Construction Method), 10 (details of Specific Works) 11 (Details of Works and Installations), 12 (Surface Water Drainage Strategy), 14 (Public Realm Works), 16 (Acoustic Insulation and Ventilation: Hotel, Bar / Restaurant, Gym / Fitness Centre, 17 (Watching Brief) and 22 (Lighting Scheme) attached to Planning Permission 127538/FO/2020 in order to introduce phasing of pre-commencement conditions."

Background

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."

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On the same day, planning permission for LBC (Ref. 127539/LO/2020) was also granted for 67-75 Piccadilly. The Description of Development for the Listed Building Consent is as follows:

“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)”

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.

Proposed Phasing

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.

Feilden Clegg Bradley Studios (the ‘Architect’ or ‘FCBS’) has prepared a design pack (**1936-5-SKETCH-Stage3-Meanginful Start_230222_Ir**) setting out a set of proposed works that are to be undertaken to make a meaningful start on Site (hereafter referred to as ‘the initial works’). These initial works relate to the Halls Building / 75 Piccadilly (currently Piccadilly Tavern) and are listed below. The other buildings are not affected by the initial works.

- **External (rear of Halls Building / Piccadilly Tavern)**
 - Windows: Refurbishment of existing ground floor windows facing Back Piccadilly through placement of new fixed steel.
 - Gantry Crane: Ironwork prepared in-situ to receive new decorative & protective coatings
 - Masonry: Masonry repairs to ground floor elevation facing Back Piccadilly
 - Doors: Remove leaves and architrave entirely, making good the openings as above. New double doors to the fire escape
 - Cast Iron Piers: Minor repairs and interventions to cast iron piers
 - Services: Existing services isolated and removed and holes and fixing points made good
 - Security Mesh: Removal of metal security mesh and strap fixings, with fixing points repaired
 - Solid Stone Sill: Paint stripped and resealed, structural support to be assessed and new concealed supports to introduced if required.
 - Infill: Brick infill sections between piers to be removed

- Upstands: Solid stone upstands to piers steam cleaned and resealed
- Louvres: Installation of new basement plant ventilation louvres
- Barrel Drop: New barrel drop security door

The above implementation works in the short-term should help to secure an improved external appearance of the building and local environment before the main works commence.

Prior to the agreed implementation works taking place, however, all relevant pre-commencement conditions must also be formally discharged by MCC. The Planning Permission currently contains various pre-commencement conditions, which are set out below:

Full Planning Permission | Ref. 127538/FO/2020

- Condition 3 (Contract)
- Condition 4 (Material Samples and CEMP (Materials))
- Condition 5a (Ground Conditions)
- Condition 6 (Construction Management Plan)
- Condition 7a (Local Benefit Proposal – Construction Period)
- Condition 8 (Scaffolding)
- Condition 9 (Construction Method)
- Condition 10 (Details of Specified Works)
- Condition 11 (Details of Works and Installations)
- Condition 12 (Surface Water Drainage Strategy)
- Condition 14 (Public Realm and Highways Works)
- Condition 16 (Acoustic Insulation and Ventilation: Hotel, Bar / Restaurant, Gym / Fitness Centre)
- Condition 17 (Watching Brief)
- Condition 22 (Lighting Scheme)

The Application Proposals

The purpose of this NMA is two-fold. Firstly, it seeks to amend the wording of the above pre-commencement conditions so that they relate specifically to the relevant phase of works, in this case the implementation works. Secondly it seeks to confirm design adjustments to the proposed scheme, which reflect further detailed design development that has taken place during the construction design phase of work to date.

This application is being submitted following consultation with the Planning Authority in February 2023 and August 2023. Following those discussions, it has been agreed with the case officer that all of the changes proposed can be progressed under Section 96(a) of the Town and Country Planning Act 1990.

Amendments to Conditions

A Phasing Plan (Drawing Ref. 1936-FCBS-ZA-GF-PL-A-12GF) is being submitted with this application which splits the construction works into two separate phases. Phase 1 forms the initial works followed by Phase 2 which comprises the remaining works required to develop the Site.

By effectively separating the initial works from the remaining construction stages (Phase 2), this allows the Applicant to discharge the pre-commencement conditions relevant to the initial works and subject to approval allows them to commence these works. Separately, the Applicant will then be required to discharge the same pre-commencement conditions to the extent that they relate to Phase 2.

Proposed Condition Wording Updates

This application seeks to amend the wording of Conditions 3, 4, 5a, 6, 7a, 8, 9, 10, 11, 12, 14, 16, 17 and 22 on the consent. The proposed wording has been outlined in the following table against the original wording:

No.	Existing condition wording	Proposed condition wording
3	3) The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site has been made, and evidence of that contract has been supplied to the City Council as local planning authority.	3) Prior to commencement of demolition (excluding works in Phase 1 as identified on drawing reference 1936-FCBS-ZA-GF-PL-A-12GF) a contract for the carrying out of the building works for the redevelopment of the site has been made, and evidence of that contract should be supplied to the City Council as local planning authority.
4	4) (a) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: New Build and Infill -Samples and specifications of all materials 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. 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 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;	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: 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 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 ;

No.	Existing condition wording	Proposed condition wording
	(b) 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) 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.	(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.
5	5) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination). In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority. b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the	5) a) Prior to the commencement of Phase 2, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination). In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority. b) The development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by

No.	Existing condition wording	Proposed condition wording
	development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.	the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.
6	6) Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include; *Display of an emergency contact number; *Details of Wheel Washing; *Dust suppression measures; *Compound locations where relevant; *Location, removal and recycling of waste; *Routing strategy and swept path analysis; *Parking of construction vehicles and staff; *Sheeting over of construction vehicles; *Mitigation against risk of accidental spillages into watercourses *A detailed demolition method statement and vibration monitoring, to ensure protection of listed building during demolition and construction works and fit out works *Communication strategy with residents and local businesses which shall include details of how there will be engagement, consult and notify them during the works Development shall be carried out in accordance with the approved construction management plan.	6) Prior to commencement of Phase 2, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include; *Display of an emergency contact number; *Details of Wheel Washing; *Dust suppression measures; *Compound locations where relevant; *Location, removal and recycling of waste; *Routing strategy and swept path analysis; *Parking of construction vehicles and staff; *Sheeting over of construction vehicles; *Mitigation against risk of accidental spillages into watercourses *A detailed demolition method statement and vibration monitoring, to ensure protection of listed building during demolition and construction works and fit out works *Communication strategy with residents and local businesses which shall include details of how there will be engagement, consult and notify them during the works Development shall be carried out in accordance with the approved construction management plan.
7	7) a) Prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes: i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Benefit Proposal	7) a) Prior to commencement of Phase 2, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes: i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Benefit Proposal

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	iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives (b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.	iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives (b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.
8	8) Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed.	8) Prior to commencement of Phase 2 of the development as detailed on plan 1936-FCBS-ZA-GF-PL-A-12GF a methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority as relevant to that phase. No development in phase 2 shall commence unless and until the above details have been agreed.
9	9) Notwithstanding the drawings approved in condition 2, prior to the commencement of development details of the following shall be submitted to and agreed in writing by the City Council as local planning authority: (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;	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;

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	(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;	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;
10	10) Notwithstanding the details within condition 2 (d) and the Crosby Grainger Architects Condition Survey 2019 (sections 2,3 and 4) no development shall commence in relation to the following items within the building pertaining to the approved change of use unless and until final details (including where appropriate specification and method statement) or revised / updated specification and schedule of works in relation to the following have been submitted to and approved in writing by the City Council as Local Planning Authority subject to validation on site: (a)Works requiring immediate attention/investigation; (b)Works Strategy: Elevations; (c)Works Strategy: Roof; (d)Works Strategy: Basement Floors;	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 Fills;

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	(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 (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	(c)Works Strategy: Floor 1; (d)North Elevation (rear, onto Back Piccadilly) (e)B2 Sub Basement (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: (a)Works requiring immediate attention/investigation; (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

No.	Existing condition wording	Proposed condition wording
		(o)F2 Second Floor (p)F3 Third Floor (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) Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following work and installations unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority: (a) Installation of shop front - final details of the shop front and signage zone design to ground floor unit 69-75 Piccadilly; (b) Internal hotel fit out including all finishes (to be informed by (9 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);	11) <i>ij</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) <i>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;</i> (b) <i>Details of secondary glazing ;</i> <i>ii)</i> 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

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	(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 partitioning 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	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; (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,

No.	Existing condition wording	Proposed condition wording
		<i>fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment);</i> <i>All of the above shall be implemented in accordance with the approved details before the development is first occupied.</i>
12	12) Notwithstanding the details approved within condition 2 (n) no development shall take place until surface water drainage works details have been submitted to and approved in writing by the Local Planning Authority in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards. In order to avoid/discharge the above drainage condition the following additional information has to be provided: <i>*Utilisation of green/blue roof solutions as per the Clancy Consulting, Drainage Strategy, 67-75 Piccadilly / 4-6 Newton St, Manchester, 17th July 2020, 1/20573/REP/004 Rev P2</i> <i>*Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building - Hydraulic calculation of the proposed drainage system;</i> <i>*Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.</i> <i>*Construction details of flow control and SuDS elements.</i>	12) Notwithstanding the details approved within condition 2 (n), prior to commencement of Phase 2, surface water drainage works details shall be submitted to and approved in writing by the Local Planning Authority in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards. In order to avoid/discharge the above drainage condition the following additional information has to be provided: <i>*Utilisation of green/blue roof solutions as per the Clancy Consulting, Drainage Strategy, 67-75 Piccadilly / 4-6 Newton St, Manchester, 17th July 2020, 1/20573/REP/004 Rev P2</i> <i>*Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building - Hydraulic calculation of the proposed drainage system;</i> <i>*Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.</i> <i>*Construction details of flow control and SuDS elements.</i>
14	14) Prior to the commencement of development a programme for submission of final details of the public realm works and highway works for each Phase (a) Phase 1, (b) Phase 2 and (c) Phase 3 as shown in dwgs numbered 2187-PLA XX-XX-DR-L-1001 S4 PO2, 2187-PLA-XX-XX-DR-L-1002 S4 PO2, 2187-PLA-XX-XX-DR-L-1004 and 2187-PLA-XX-XX-DR-L-1005 S4 PO2 shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted: (a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully	14) Prior to commencement of Phase 2 a programme for submission of final details of the public realm works and highway works for each Landscaping Phase (a) Phase 1, (b) Phase 2 and (c) Phase 3 as shown in dwgs numbered 2187-PLA XX-XX-DR-L-1001 S4 PO2, 2187-PLA-XX-XX-DR-L-1002 S4 PO2, 2187-PLA-XX-XX-DR-L-1004 and 2187-PLA-XX-XX-DR-L-1005 S4 PO2 shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted: (a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);

No.	Existing condition wording	Proposed condition wording
	<i>consider and promote inclusive access (including older and disabled people);</i> <i>(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site ;</i> <i>(c) Details to demonstrate and agree the scope of tree planting within the site perimeter (Newton Street / Piccadilly) including the carrying out of trail pits to demonstrate feasibility;</i> <i>(d) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;</i> <i>(e) Details of how surface water from the public realm would be managed within the public realm though Suds interventions such as infiltration, swales, soak ways, rain gardens and permeable surfaces;</i> <i>(f) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, boundary treatments, planters and cycle parking provision: all to include features which fully consider and promote inclusive access (which includes older and disabled people);and</i> <i>(g) Green / Green /Blue Roof; The details shall then be submitted and / or carried out in accordance with the approved programme and approved details.</i> <i>The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook.</i> <i>Phase 1 shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,</i>	<i>(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site ;</i> <i>(c) Details to demonstrate and agree the scope of tree planting within the site perimeter (Newton Street / Piccadilly) including the carrying out of trail pits to demonstrate feasibility;</i> <i>(d) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;</i> <i>(e) Details of how surface water from the public realm would be managed within the public realm though Suds interventions such as infiltration, swales, soak ways, rain gardens and permeable surfaces;</i> <i>(f) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, boundary treatments, planters and cycle parking provision: all to include features which fully consider and promote inclusive access (which includes older and disabled people);and</i> <i>(g) Green / Green /Blue Roof; The details shall then be submitted and / or carried out in accordance with the approved programme and approved details.</i> <i>The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook.</i> <i>Phase 1 of the landscaping scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,</i>
16	16) Before the development commences a scheme for acoustically insulating and mechanically ventilating (a) the	16) Prior to commencement of Phase 2 a scheme for acoustically insulating and mechanically ventilating (a) the hotel,(b) the

No.	Existing condition wording	Proposed condition wording
	hotel,(b) the ground floor bar / restaurant and a (c) basement gym / fitness centre against noise from adjacent roads and any noise transfer from the bar/ restaurant use to the hotel rooms above, shall be submitted to and approved 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. The approved noise insulation scheme shall be completed before each of the approved uses commence. Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non-compliance shall be suitably mitigated in accordance with an agreed scheme.	ground floor bar / restaurant and a (c) basement gym / fitness centre against noise from adjacent roads and any noise transfer from the bar/ restaurant use to the hotel rooms above, shall be submitted to and approved 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. The approved noise insulation scheme shall be completed before each of the approved uses commence. Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non-compliance shall be suitably mitigated in accordance with an agreed scheme.
17	17) During soft-strip and demolition within 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 SLHA Inventory of Significant Fixtures and Features 03 11 2020. 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. A final report on the significance of the heritage interest represented shall then be provided for archive deposition prior to occupation.	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 SLHA Inventory of Significant Fixtures and Features 03 11 2020. 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. 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.
22	22) Prior to implementation of any proposed lighting scheme details of the relevant scheme (including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of occupants within this and adjacent developments) shall be submitted to and agreed in writing by the City Council as local planning authority	22) Prior to implementation of any proposed external lighting scheme details of the relevant scheme (including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of occupants within this and adjacent developments) shall be submitted to and agreed in writing by the City Council as local planning authority

Proposed Design Adjustments

Following progression of the design to RIBA Stage 4, a number of design adjustments are being proposed to the Back Piccadilly elevation to facilitate the future operation of the building. These have been summarised in the list below and as shown in Appendix 1:

- Following further investigation at detailed design stage it is clear that the fabric of the original timber windows at upper ground level are fragmented and in poor condition. Consequently, there is unlikely to be much residual fabric. As such it is proposed that a steel window frame is installed at this location which will better match the aesthetic of the original timber sash windows and negate the need for secondary glazing; and
- The beer drop which was previously proposed as ventilation louvres is proposed to move to bay 8 on the below diagram. The new door in bay 8 and the need to increase the ventilation louvre provision to accommodate the loss at this bay has resulted in an opportunity to create a symmetrical façade on this elevation to better reflect the historic condition. As such, it is proposed to introduce part window part louvre units to replace the existing brick infills at lower ground floor.

As a result of the above changes, Condition 2 is being amended in order to reflect the revised elevational drawing (Ref. 1936-FCBS-ZZ-ZZ-PL-A-0805 Rev A) being submitted. This change is highlighted in Appendix 2.

Application Submission

This application comprises this Covering Letter and the following documentation:

- Application Form and Notice Certificates;
- Site Location Plan prepared by FCBS;
- Proposed Elevation North East Back Piccadilly; and
- Phasing Plan prepared by FCBS.

Summary and Conclusion

The amendments proposed in this application will result in a development that is substantively unchanged from the approved development on-site (ref: 127538/FO/2020) along with other amendments to condition wording. The latter will allow an initial phase of beneficial restoration works to take place, which in turn will help to facilitate the long-term restoration and re-use of a Grade II Listed heritage asset, along with the partial high quality redevelopment of the site. The amendments have been agreed with the Planning Authority as being non-material to the determination of the original permission.

The development is therefore wholly compliant with the policies of the Development Plan and there are no material considerations which would justify refusal of the application. We therefore respectfully request that this application be supported by the Planning Authority.

The application is submitted through Planning Portal, reference PP-12418942. Payment has been sent via Planning Portal for the sum of £234 in respect of the application fee.

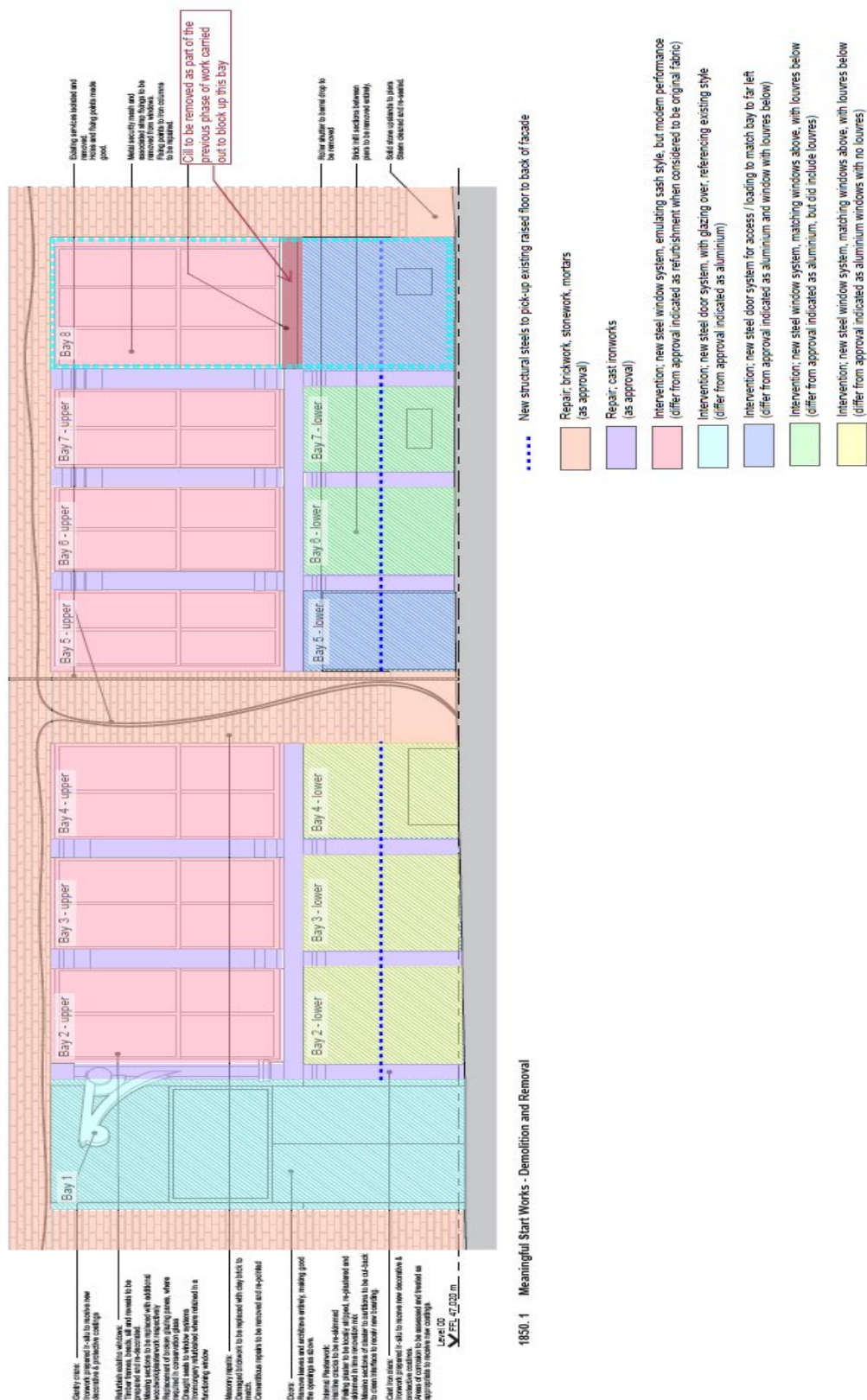
We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleague Ellen Sanderson-Clark (esandersonclark@deloitte.co.uk / 0161 292 1119) or Cameron Radford (cameronradford@deloitte.co.uk / 0161 455 6768)

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP

Appendix 1



FeildenCleggBradleyStudios:

MEANINGFUL START SKETCHBOOK | AUGUST 2023

Appendix 2

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

(a) Site Plan 1936-FCBS-ZZ-SP-PL-A-01SP and Location Plan 1936-FCBS-ZZ-XX-PLA-0001;

(b) Dwgs 1936-FCBS-ZZ-SP-PL-A-05SP, 1936-FCBS-ZZ-B2-PL-A-05B2, 1936-FCBSZZ-B1-PL-A-05B1, 1936-FCBS-ZZ-GF-PL-A-05GF, 1936-FCBS-ZZ-01-PL-A-0501, 1936-FCBS-ZZ-02-PL-A-0502, 1936-FCBS-ZZ-03-PL-A-0503, 1936-FCBS-ZZ-04-PLA-0504, 1936-FCBS-ZZ-05-PL-A-0505, 1936-FCBS-ZZ-06-PL-A-0506, 1936-FCBS-ZZ-07-PL-A-0507, 1936-FCBS-ZZ-08-PL-A-0508, 1936-FCBS-ZZ-09-PL-A-0509, 1936-FCBS-ZZ-10-PL-A-0510, 1936-FCBS-ZZ-RF-PL-A-05RF, 1936-FCBS-ZZ-ZZ-PL-A-0701, 1936-FCBS-ZZ-ZZ-PL-A-0702, 1936-FCBS-ZZ-ZZ-PL-A-0703, 1936-FCBS-ZZ-ZZPL-A-0801, 1936-FCBS-ZZ-ZZ-PL-A-0802, 1936-FCBS-ZZ-ZZ-PL-A-0803, 1936-FCBS-ZZ-ZZ-PL-A-0804, 1936-FCBS-ZZ-ZZ-PL-A-0805 **Rev A** and 1936-FCBS-ZZ-ZZ-PL-A-0806;

(c) Dwgs 1936-FCBS-ZC-ZZ-PL-A-0901, 1936-FCBS-ZC-10-PL-A-0902, 1936-FCBSZC-GF-PL-A-0903, 1936-FCBS-ZC-ZZ-PL-A-0904, 1936-FCBS-ZC-10-PL-A-0905, 1936-FCBS-ZB-ZZ-PL-A-0911 and 1936-FCBS-ZB-09-PL-A-0912;

(d) Illustrative Views 1936-FCBS-ZZ-ZZ-PL-A-0951, 1936-FCBS-ZZ-ZZ-PL-A-0952, 1936-FCBS-ZZ-ZZ-PL-A-0953, 1936-FCBS-ZZ-ZZ-PL-A-0954, 1936-FCBS-ZZ-ZZ-PLA-0955 and 1936-FCBS-ZZ-ZZ-PL-A-0956;

(e) Survey Plans 1936-FCBS-ZA-B2-PL-A-10B2, 1936-FCBS-ZA-B1-PL-A-10B1, 1936-FCBS-ZA-GF-PL-A-10GF, 1936-FCBS-ZA-01-PL-A-1001, 1936-FCBS-ZA-02-PL-A-1002, 1936-FCBS-ZA-03-PL-A-1003, 1936-FCBS-ZA-04-PL-A-1004 and 1936-FCBSZA-RF-PL-A-10RF;

(f) Preparation Plans 1936-FCBS-ZA-B2-PL-A-11B2, 1936-FCBS-ZA-B1-PL-A-11B1, 1936-FCBS-ZA-GF-PL-A-11GF, 1936-FCBS-ZA-01-PL-A-1101, 1936-FCBS-ZA-02-PLA-1102, 1936-FCBS-ZA-03-PL-A-1103, 1936-FCBS-ZA-04-PL-A-1104 and 1936-FCBSZA-RF-PL-A-11RF;

(g) Intervention Plans 1936-FCBS-ZA-B2-PL-A-12B2, 1936-FCBS-ZA-B1-PL-A-12B1, 1936-FCBS-ZA-GF-PL-A-12GF, 1936-FCBS-ZA-01-PL-A-1201, 1936-FCBS-ZA-02-PLA-1202, 1936-FCBS-ZA-03-PL-A-1203, 1936-FCBS-ZA-04-PL-A-1204 and 1936-FCBSZA-RF-PL-A-12RF;

(h) Intervention Sections 1936-FCBS-ZA-ZZ-PL-A-1403, 1936-FCBS-ZA-ZZ-PL-A-1411 and 1936-FCBS-ZA-ZZ-PL-A-1421;

(i) Intervention Elevations 1936-FCBS-ZA-ZZ-DR-A-1503, 1936-FCBS-ZA-ZZ-DR-A-1505 and 1936-FCBS-ZA-ZZ-DR-A-1507;

(j) Sections (c) and (d) of the Materials New Build Section of the Deloitte Design Response Tracker 30 10 20 and 1936-5-SKETCH-Stage 2-Response to Planning Design Queries_201102

- (k) Sections 6.6.1 - 6.6.5 (Hotel Operation) , 8.00 (Design Strategies), 7.1 and 10.2 (Accommodation Schedules) of the PICCADILLY HOTEL, 67-75 PICCADILLY / 4-6 NEWTON STREET, MANCHESTER, DESIGN AND ACCESS STATEMENT JULY 2020 by FCBS;
- (l) 67 - 75 Piccadilly / 4 - 6 Newton Street, Waste Management and Servicing Strategy Curtins Ref: 71462-CUR-00-XX-RP-TP-003 Revision: V03 Issue Date: 17 July 2020 (Refuse Storage , management and capacity only) as amended by 71462 CUR 00 XX DR TP 75010 Rev P03;
- (m) Recommendations in sections, 3, 4 and 5 and 6 of the Crime Impact Assessment Version C dated
- (n) Recommendations within Clancy Consulting, Drainage Strategy, 67-75 Piccadilly / 4-6 Newton St, Manchester, 17th July 2020, 1/20573/REP/004 Rev P2 and United Utilities letter dated 19-08-19;
- (o) Recommendations / measures within 67 - 75 PICCADILLY / 4 - 6 NEWTON STREET, MANCHESTER, Proposed Hotel, Air Quality Assessment Prepared for: Crookes Walker Consulting
- (p) 67 - 75 Piccadilly / 4 - 6 Newton Street, Interim Travel Plan, Curtins Ref: 71462-CUR-00-XX-RP-TP-002, Revision: V03 Issue Date: 17 July 2020
- (q) Measures detailed within PICCADILLY HOTEL, MANCHESTER, ENVIRONMENTAL STANDARDS AND ENERGY STATEMENT JULY 2020 REF: 2018.222;
- (r) Pestana Hotels OPERATIONAL MANAGEMENT STRATEGY FOR PICCADILLY HOTEL PART OF PROPOSALS FOR 67-75 PICCADILLY /4-6 NEWTON STREET MANCHESTER 13th JULY 2020;
- (s) Crosby Grainger Architects Condition Survey 2019;
- (t) 1936-7-SCHED-Material Schedule_200716; and
- (u) Implementation of mitigation measures set out in Tyrer Ecological Consultants Ltd Letter dated 10-11-20 in relation to the roof stripping.