EuanKellie
property solutions

Development Management
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
Manchester
M2 5DB

Our ref **EKPS/230506/JK**

Submitted via the Planning Portal

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08 June 2023

Dear Sir or Madam,

Application of Full Planning Permission and Listed Building Consent: Great John Street Hotel, Great John Street, Manchester, M3 4FD.

Planning Portal Reference: PP-12201831

On behalf of our client The Hut Group Limited (THG), please find enclosed applications for full Planning Permission and Listed Building Consent for the following works:

> *"Removal of existing satellite equipment and installation of replacement satellite dish and antenna on hotel roof top."*

Background

The application property relates to the former St Johns College of Further Education Building, which is now in use as the Great John Street Hotel - a brick-built building located at the junction of Atherton Street and Great John Street. The property is Grade II listed (List Entry 1282969) and sits within the Castlefield Conservation Area.

On 18 December 2020, THG secured Planning Permission and Listed Building Consent (Ref. 126750/FO/2020, and 126751/LO/2020) for a single storey glazed ground floor extension; external lighting; replacement rooftop extension, with associated rooftop plant and other associated works at Great John Street Hotel. The consent granted for the works has since been implemented although the development has not yet been completed.

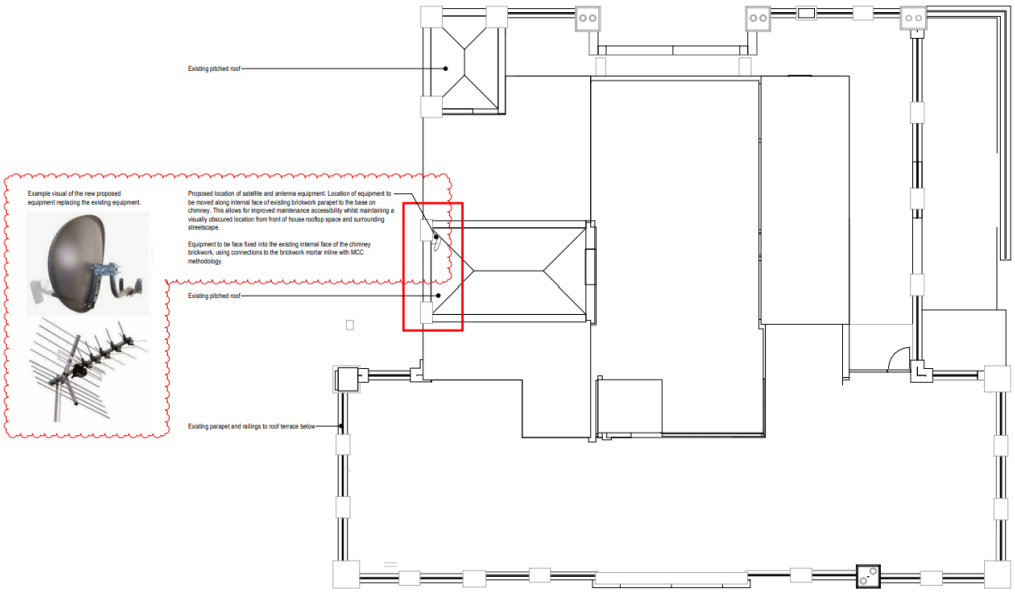
The proposed development that is the subject of the enclosed applications does not in any way conflict with the permissions referenced above.

The Proposed Development

The Proposed Development comprises the removal of an existing satellite dish and associated antenna from the roof top of the building, followed by its replacement with a new dish and antenna of similar design, located further along the roof to the north as shown in **Figure 1** overleaf. The Proposed Development will be used for the communications equipment associated with the Hotel once the wider redevelopment works are completed.

The repositioning of the satellite and antenna equipment allows for improved maintenance and accessibility, whilst also ensuring that views of it will continue to be screened by the parapet wall that surrounds the roof of the building. The proposed equipment would be fixed into the face of an existing chimney, using connections to the mortar (in-line with MCC methodology).

Given the above, the proposals are considered to be in accordance with the relevant National and Local Planning Policies that have been referenced in the Relevant Policy section below.



^ Figure 1: Proposed Plan

Relevant Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that the determination of planning applications must be made in accordance with the 'Development Plan' unless 'material considerations' indicate otherwise.

At the local level the relevant policies are those set out in Manchester's Core Strategy, which was adopted on 11 July 2012.

The site is allocated under Policy CC1 'Primary Economic Development Focus: City Centre and Fringe'.

The policies considered to be most relevant to the Proposed Development are set out below for ease of reference:

- Policy CC9 – Design and Heritage

  Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

- Policy EN1 – Design Principles and Strategic Character Areas

  Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.

- Policy EN3 - Heritage

  Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Supporting Plans and Documents

The following information has been submitted via the Planning Portal in support of the planning application:

- Planning Application Form and Certificate B.
- Drawings prepared by EPR Architects:
  - Site Plan – Existing (ref. 11116-EPR-00-XX-DR-A-01-0150)
  - Site Plan – Proposed (ref. 11116-EPR-00-XX-DR-A-01-0350)
  - Roof-Existing (ref. 11116-EPR-00-XX-DR-A-02-0150)
  - Roof-Proposed (ref. 11116-EPR-00-XX-DR-A-02-0350)

Payment of the required Planning Application Fee of £298 (comprising application fee of £234 and Planning Portal administration fee of £64) in line with the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012) has been made via the Planning Portal.

We would be grateful if you could confirm receipt of this planning application and confirm in writing that it has been successfully registered and validated.

Please do not hesitate to contact me by 'phone (07300 806 110) or by e-mail (james@euankellie.co.uk) should any matters arising from the application require clarification.

Yours faithfully,

James Ketley MRTPI
Associate Director
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