

Planning

Growth & Development

Delegated officer report for planning application

Application no.	135968/JO/2023		
Date registered valid:	16 January 2023		
Proposal:	Variation of Condition 13 (opening hours) attached to planning permission ref. 130796/JO/2021		
Address:	Old Granada Studios , Atherton Street, Manchester, M3 3GS		
Ward(s):	Deansgate		Ward
Applicant:	Mollies Motels Ltd		
Agent (if any):	Mr Michael Percival Deloitte LLP		
Case officer:	Emily		Booth
	Tel: 0161	234	4193
	Email: emily.booth@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	3 April 2023		

Application details

Type of application: Variation or Removal of Condition

Development type: Largescale Major Other

Date of site visit: 27 January 2023

Standard consultations:

Printed: 24 January 2023 Expired: 14 February 2023

Neighbour notifications

Printed: 24 January 2023 Expired: 14 February 2023

Site notice

Posted: 27 January 2023 Expired: 17 February 2023

Press advert

Published: 31 January 2023 Expired: 21 February 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Description of area

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

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

The site is within the Castlefield Conservation Area.

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

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

Description of development

Planning permission is now sought to vary Condition 13 (opening hours) attached to planning permission referenced 130796/JO/2021.

The approved opening hours are:

Hotel & Room Service (including F&B): 24/7

Food and Beverage, Club and pool external areas: Monday-Wednesday: 8am - 11pm; Thursday & Friday: 8am - 11pm; Saturday: 8am - 11pm; Sunday / Bank Holiday: 8am - 10.30pm

Food and Beverage within Members Club internal areas: Monday-Wednesday: 8am - 4am; Thursday & Friday: 8am - 4am; Saturday: 8am - 4am; Sunday / Bank Holiday: 8am - 4am

Food and Beverage (other) internal areas: Monday-Wednesday: 7am - 12am; Thursday & Friday: 7am - 1am; Saturday: 7am - 1am; Sunday / Bank Holiday: 8am - 12am

The proposed change to the opening hours is as follows:

Food and Beverage (other) internal areas: Monday-Wednesday: 7am - 1am; Thursday & Friday: 7am - 2am; Saturday: 7am - 2am; Sunday / Bank Holiday: 8am - 12am

Consultations & Notification Responses

Publicity - The application was advertised as an application for listed building consent and as affecting a Conservation Area, a site notice was displayed on site and letters were sent to surrounding occupiers - No replies have been received.

Environmental Health - Advised that the proposed variation to the hours can be agreed, but the condition needs to include the last entry time as 00:00 (midnight).

Greater Manchester Police - Having looked at it from a designing out crime standpoint there are no further recommendations to add. It should be noted that it would be of benefit to the applicant to link in with the licensing team.

Issues

The main issues for considerations relate to the impact of the proposals on residential amenity, the amenity of surrounding occupiers, crime and disorder and regeneration. The main policies that relate to the proposal are Policies CC1 (Primary Economic Development Focus (City Centre and fringe), Policy CC4 (Visitors, tourist, culture and leisure), SP1 (Spatial Principles) and DM1 (Development Management) of the Adopted Core Strategy for the City of Manchester and saved policy DC26 and DC10.1 and 10.4 (Food and Drink Uses) of the Unitary Development Plan for the City of Manchester and Sections 6 (Building a strong and competitive economy) and 7 (Ensuring the Vitality of Town Centres) of the National Planning Policy Framework (NPPF).

Residential Amenity

The principle of the proposed use has been established by the previous approvals. However, the impact that the extended hours may have on nearby residents has to be considered carefully. The objective is to create a diverse mix of uses within the City Centre and within the location of the former Granada Studios and this inevitably involves the location of uses such as restaurants, bars and clubs in close proximity to residential accommodation and this is the case with this application. In such circumstances, it is necessary to ensure that measures are introduced to mitigate the worse effects that noise generating uses might have on nearby residents. The hours of operation were limited on the grant of the original permissions for this reason.

There is a need to consider noise breakout from the unit and other issues in the context of the City Centre as a mixed-use area, recognising that it can generally absorb a greater level of activity during the early morning, daytime and evening than other locations.

The extension of the opening hours is considered to be acceptable in this location.

However, the wording will also be amended to include the last entry time as 00:00 (midnight).

The closest residential property is within Left Bank apartments fronting the River Irwell.

Given the above, and subject to compliance with conditions, the application is considered to comply with policies SP 1, CC4 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC10.1 and 10.4 (Food and Drink) and DC26 (Development and Noise) of the Unitary Development Plan for the City of Manchester.

Regeneration

The proposal relates to an important part of the City Centre and its distinctive mix of uses will form part of Manchester's global offer. The area is now seeing a significant amount of change and investment being the former site of Granada Studios. It is one of the main growth areas within the City Centre in recent years.

The growth of the food and drink offer in this area is part of a mix of uses that provide a changing context that planning proposals in this area now have to be considered.

Regeneration is an important planning consideration and there is a need to continue to build on the regeneration that has already taken place within Spinningfields and the continuing investment in the area.

The proposed extension of the hours would assist in the success of this new area of the City Centre by attracting more customers and occupiers. The measures introduced to the condition to control last entry times would also control the impact.

Given the above, the proposals are therefore considered to be in accordance with policies SP1, CC1 and CC4 of the Core Strategy and Sections 6 and 7 of the National Planning Policy Framework.

Crime and Disorder

The applicant has been made aware of the comments made by Greater Manchester Police who have no objections to the extended hours.

Given the above, the proposals are therefore considered to be in accordance with policies SP1, DM1 of the Core Strategy.

Other Alterations to Conditions

Condition 3 (External Materials) has also been amended due to the approval of CDN/21/0152.

Conditions 6 (External Lighting), 9 (Cycle Parking), 12 (Fume and Odour), 15 (Plant Noise) and 19 (Acoustic Scheme) have also been amended due to the approval of CDN/21/0820.

Conditions 7 (Design for Security (Zone 6 only)), 9 (Cycle Parking), 10 (Signage Strategy), 11 (Ground Conditions), 16 (Waste Management), 17 (TV reception), 21 (Travel Plan) and (Servicing Strategy) have also been amended due to the approval of CDN/22/0338.

Conclusion

None of the issues raised in the objection are relevant to the consideration and determination of this application.

Other Legislative Requirements Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. There were no such issues that needed to be dealt with in respect of this application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the 18 October 2024.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Drawings:

Zone Plan 180146-3DR-Z0-XX-DR-D112 Rev A; 180146 3DR Z0 XX DR D 001 Rev A; 180146 3DR Z0 XX DR D 002 Rev B; 180146 3DR Z0 XX DR D 003 Rev A, 180146 3DR Z2 LG DR D 099 Rev D; 180146 3DR Z2 00 DR D 100 Rev D; 180146 3DR Z0 00 DR D 100 Rev F; 180146 3DR Z2 01 DR D 101 Rev D; 180146 3DR Z2 02 DR D 102 Rev D; 180146 3DR Z2 03 DR D 103 Third Floor Plan Rev D; 180146 3DR Z2 04 DR D 104 Rev A; 180146 3DR Z0 05 DR D 105 Rev C; 180146 3DR Z0 06 DR D 106 Rev A; 180146 3DR Z0 07 DR D 107 Rev C; 180146 3DR Z0 08 DR D 108 Rev C; 180146 3DR Z0 09 DR D 109 Rev C; 180146 3DR Z0 10 DR D 110 Rev C; 180146 3DR Z0 RF DR D 111 Rev C; 180146 3DR Z0 SE DR D 120 Section A-A Rev C; 180146 3DR Z0 SE DR D 121 Section B-B Rev B; 180146 3DR Z0 SE DR D 122 Section C-C Rev C; 180146 3DR Z2 SE DR D 123 Section D-D Rev D; 180146 3DR Z2 SE DR D 124 Section E-E Rev D; 180146 3DR Z0 SE DR D 125 Section F-F Rev F; 180146 3DR Z2 SE DR D 126 Section G-G Rev D; 180146 3DR Z0 SE DR D 130 Rev F; 180146 3DR Z0 SE DR D 131 Rev D; 180146 3DR Z0 SE DR D 132 Rev F; 180146 3DR Z0 SE DR D 133 Rev G; 180146 3DR Z0 SE DR D 135 Rev C; 180146 3DR Z0 SE DR D 136 Rev C; 180146 3DR Z2 SE DR D 137 Rev C; 180146 3DR Z2 SE DR D 138 Rev C.

Documents:

180146_3DR_RP_Z2 Planning Amendments June 2021 prepared by 3D Reid; Design and Access Statement, including Public Realm Strategy, prepared by 3D Reid; Statement of Consultation and Addendum prepared by Deloitte; Archaeological Desktop Report prepared by Salford Archaeology; Archaeological Excavation Report prepared by Salford Archaeology; BREEAM Pre-Assessment prepared by Crookes Walker Consulting; Environmental Standards Statement (including Blue and Green Infrastructure Statement) prepared by Element Sustainability; Energy Statement prepared by Crookes Walker Consulting; Ventilation Strategy prepared by Crookes Walker Consulting; Heritage Statement prepared by Stephen Levrant Heritage Architecture; Ecological Assessment prepared by ERAP; Drainage Strategy prepared by Curtins; Crime Impact Statement prepared by Greater Manchester Police; Transport Statement prepared by Vectos; Framework Travel Plan prepared by Vectos; Phase 1 and 2 Ground Conditions Reports prepared by Curtins; UXO Survey undertaken by Planit Surveys; Acoustic Statement prepared by Sandy Brown; Construction Management Plans prepared by B&K and ARJ; Waste and Servicing Management Strategy prepared by Vectos; Tech Note 01 - OGS Zone 6 Waste Update June 2021, prepared by Vectos; TV Impact Report prepared by ScS Technologies; Air Quality Assessment prepared by Hilson Moran; Dust Assessment (Air Quality Management Plan) prepared by Hilson Moran; Lighting Assessment prepared by Hoare Lea; Hotel Management Strategy prepared by SHG; Sunlight and Daylight Statement prepared by GVA Schatunowski Brooks stamped as received by the Local Planning Authority on 11 August 2020 and External Materials Schedule and QA procedures dated 02 November 2020 prepared by Bowmer and Kirkland.

The letter from Deloitte LLP dated 16 January 2023

The Design for Security letter FAO Daniel Jamison, Zone 6 OGS dated 01 December 2021
 The security specifications set out in Section 4 of the Crime Impact Statement dated May 2017
 The drawing referenced Zone 6 - Level B1 Proposal - Floor types - 190239-3DR-Z6-B1-DR-E-162 Rev C
 Manchester Mollie's External Signage document dated July 2021
 The OGS Zone 6 Confirmation Letter and its appendices prepared by Bowmer and Kirkland.
 The Appendices to this letter are the Phase 2 Site Investigation prepared by Curtins (Appendix A),
 Pre-demolition exploratory hole locations plan prepared by Curtins dated 14/03/18 (Appendix B),
 Chemical Analysis undertaken by Concept Life Sciences dated 09 April 2018 (Appendix C),
 Excavation photos (Appendix D) and the Site Waste Management Plan
 Waste Transfer documentation (Appendix E).
 Waste Management Strategy (Discharge of Condition 16), OGS, ST. JOHNS, MANCHESTER prepared by Vectos (ref VN222272) dated May 2022.
 GTech Surveys Limited Television Reception Survey and Impact Assessment Old Granada Studios (OGS) dated 25/01/2022.
 Travel Plan (Discharge of Condition 22), OGS, ST. JOHNS, MANCHESTER prepared by Vectos (ref VN222272) dated May 2022.
 Servicing Strategy (Discharge of Condition 30), OGS, ST. JOHNS, MANCHESTER prepared by Vectos (ref VN222272) dated May 2022.
 The Kawneer Curtain Wall, Framing Systems, Sliding Doors and Sotech TFC+ Rainscreen specifications
 The materials schedule dated 02 November 2020 prepared by Bowmer and Kirkland
 External Building Lighting Proposal (Zone 6) 190239-3DR-Z6-XX-DR-E-150 Rev B dated January 2021
 QP10036-Rev01 Old Granada Studios-Exterior Report dated 11 January 2022 prepared by P&A
 The drawings referenced 63050-VAU-Z6-01-DR-N-5702; 63050-VAU-Z6-05-DR-N-5706; 63050-VAU-Z6-04-DR-N-5705; 63050-VAU-Z6-06-DR-N-5707; 63050-VAU-Z6-03-DR-N-5704; 63050-VAU-Z6-02-DR-N-5703; 63050-VAU-Z6-07-DR-N-5708; OGS-VES-Z6-08-DR-M-5709; OGS-VES-Z6-09-DR-M-5710; 63050-VAU-Z6-LG-DR-N-5700; 63050-VAU-Z6-GF-DR-N-5701 and 63050-VAU-Z6-XX-DR-N-5700 prepared by Hurstwood Environmental.
 The Plant Noise Egress Assessment Report dated July 2021 prepared by Sandy Brown.
 The Stage 4 Acoustic Design Report dated July 2019 prepared by Sandy Brown.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Core Strategy policies DM1 and SP1.

3) Notwithstanding the approval of (Kawneer Curtain Wall, Framing Systems, Sliding Doors and Sotech TFC+ Rainscreen) under CDN/21/0152 on 13/10/2021, all external materials for each phase shall be presented to the City Council as local planning authority in accordance with the agreed schedule dated 02 November 2020 prepared by Bowmer and Kirkland along with jointing and fixing details and the enclosed strategies for quality control management. Samples of all remaining materials shall be submitted to and approved in writing, by the City Council, as local planning authority, in accordance with the agreed schedule. A full account of all external materials reviewed and signed off in accordance with this schedule shall be submitted to and approved in writing, by the City Council, as local planning authority prior to operation in accordance with the approved schedule.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Core Strategy policies DM1 and SP1.

4) Before each phase of the development hereby approved is completed (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A), a paving and surfacing strategy for the public

footpaths, vehicular crossings, and vehicular carriageways around the site shall be submitted to and approved in writing by the City Council as local planning authority. All works approved in discharge of this condition shall be fully completed before the development hereby approved is first occupied.

Reason: In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian and other routes, pursuant to the Guide to Development and policy DM1 of the Core Strategy.

5) Other than enabling works comprising demolition, piling and construction of the sub structure, no phase of development shall commence unless and until a schedule and programme for the issue of samples and specifications of all hard landscape materials, together with a layout plan identifying the location of the materials have been submitted to and approved in writing by the City Council as local planning authority. Each phase of the development shall be constructed only using the approved materials. The approved scheme shall be implemented not later than 12 months from the date the building is first occupied. The materials shall be presented to the City Council as local planning authority in accordance with the agreed schedule.

Reason: To ensure that a satisfactory landscaping scheme is carried out pursuant to policy DM1 of the Core Strategy and the Guide to Development.

6) Notwithstanding the approval of the External Building Lighting Proposal (Zone 6) 190239-3DR-Z6-XX-DR-E-150 Rev B dated January 2021 and QP10036-Rev01 Old Granada Studios-Exterior Report dated 11 January 2022 prepared by P&A for Zone 6 only under CDN/21/0820 on 01/06/2022, each phase of the development (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) hereby approved shall include a building lighting scheme, including the rooftop extension to the hotel / members club, and a scheme for the illumination of all external areas during the period between dusk and dawn.

Full details of such a scheme, including lighting levels within internal public areas and how the impact on occupiers of nearby properties will be mitigated, shall be submitted to and approved in writing by the City Council as local planning authority before the development is completed.

External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. The approved scheme for each phase shall be implemented in full before each phase of the development is first occupied

Reason: In the interests of amenity, crime reduction and the personal safety of those using the proposed development, pursuant to policy E3.3 of the Unitary Development Plan for the City of Manchester DM1 of the Core Strategy.

7) The development shall comply with the Design for Security letter FAO Daniel Jamison, Zone 6 OGS dated 01 December 2021 (approved as part of application referenced CDN/22/0338 on 07/10/22) and the security specifications set out in Section 4 of the Crime Impact Statement dated May 2017. Within 6 months of the full completion of 135986/JO/2023 confirmation of the Secure By Design award status shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy.

8) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, deliveries/waste collections on Sundays/Bank Holidays confined to 10:00 to 18:00. Any deliveries that are proposed to be scheduled to take place outside of these hours shall be detailed in an additional Servicing

Management Plan to be approved in writing by the City Council as Local Planning Authority prior to the use becoming operational.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

9) Use of each phase of the development (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) shall not commence unless and until the cycle parking shown on the drawing referenced Zone 6 - Level B1 Proposal - Floor types - 190239-3DR-Z6-B1-DR-E-162 Rev C dated May prepared by 3D Reid have been fully implemented (approved as part of application referenced CDN/22/0338 on 07/10/22). These cycle spaces shall then be retain for the duration of the use of the development hereby approved.

Reason: To ensure the details of the application are satisfactory, pursuant to policy DM1 of the Core Strategy

10) All external signage shall accord with the Manchester Mollie's External Signage document dated July 2021 (approved as part of application referenced CDN/22/0338 on 07/10/22). Approval of this strategy document does not preclude the need to separately secure approval for Advertisement consent under the Control of Advertisement Regulations (2007).

Reason: To protect the visual amenity of the area and to ensure the development is carried out in a satisfactory manner pursuant to policy EN1, EN3, CC9, DM1 of the Core Strategy.

11) The development hereby approved shall be carried out in accordance with the measures set out in 049242-CUR-00-XX-RP-GE-002 Old Granada Studios Post-Demolition Phase 2 Site Investigation prepared by Curtins, the Phase 2 Site Investigation prepared by Curtins (Appendix A), Pre-demolition exploratory hole locations plan prepared by Curtins dated 14/03/18 (Appendix B), Chemical Analysis undertaken by Concept Life Sciences dated 09 April 2018 (Appendix C), Excavation photos (Appendix D) and the Site Waste Management Plan and Waste Transfer documentation (Appendix E) and the OGS Zone 6 Confirmation Letter and its appendices prepared by Bowmer and Kirkland (approved as part of application referenced CDN/22/0338 on 07/10/22). The land shall be fully remediated in accordance with the approved documents.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

12) Notwithstanding the approval of the drawings referenced 63050-VAU-Z6-01-DR-N-5702; 63050-VAU-Z6-05-DR-N-5706; 63050-VAU-Z6-04-DR-N-5705; 63050-VAU-Z6-06-DR-N-5707; 63050-VAU-Z6-03-DR-N-5704; 63050-VAU-Z6-02-DR-N-5703; 63050-VAU-Z6-07-DR-N-5708; OGS-VES-Z6-08-DR-M-5709; OGS-VES-Z6-09-DR-M-5710; 63050-VAU-Z6-LG-DR-N-5700; 63050-VAU-Z6-GF-DR-N-5701 and 63050-VAU-Z6-XX-DR-N-5700 prepared by Hurstwood Environmental for Zone 6 only under CDN/21/0820 on 01/06/2022, all fumes, vapours and odours generated 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.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

13) The development shall be operated in accordance with the following hours of operation:

Hotel & Room Service (incl F&B): 24/7;

Food and Beverage, Club and pool external areas: Monday-Wednesday: 8am - 11pm; Thursday & Friday: 8am - 11pm; Saturday: 8am - 11pm; Sunday / Bank Holiday: 8am - 10.30pm;

Food and Beverage within Members Club internal areas: Monday-Wednesday: 8am - 4am; Thursday & Friday: 8am - 4am; Saturday: 8am - 4am; Sunday / Bank Holiday: 8am - 4am

Food and Beverage (other) internal areas: Monday-Wednesday: 7am - 1am; Thursday & Friday: 7am - 2am; Saturday: 7am - 2am; Sunday / Bank Holiday: 8am - 12am. The last entry time on all days shall be 00:00 (midnight).

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

14) The roof top terrace areas shall not allow for the use of amplified sound or any music in these external areas at any time. Low level background music only shall be played on the terrace, in accordance with the Acoustic Planning Report dated 05 October 2020, approved in writing by the City Council as local planning authority.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

15) Externally mounted ancillary plant, equipment and servicing for each phase shall be selected and/or acoustically treated in accordance with the Plant Noise Egress Assessment Report dated July 2021 prepared by Sandy Brown (approved as part of application referenced CDN/21/0820 on 01/06/2022) so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, to safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

16) The scheme for the storage and disposal of refuse as detailed within the Waste Management Strategy (Discharge of Condition 16), OGS, ST. JOHNS, MANCHESTER prepared by Vectos (ref VN222272) dated May 2022 (approved as part of application referenced CDN/22/0338 on 07/10/22) shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies SP1 and DM1 of the Core Strategy.

17) The development shall comply with the GTech Surveys Limited Television Reception Survey and Impact Assessment Old Granada Studios (OGS) dated 25/01/2022 (approved as part of application referenced CDN/22/0338 on 07/10/22).

Reason: To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development

during construction and once built will effect TV reception and to ensure that the development at least maintains the existing level and quality of TV signal reception as advised in PPG 8 and pursuant to policies SP1 and DM1 of the Core Strategy.

18) No externally mounted telecommunications equipment shall be mounted on any part of the buildings hereby approved, including the roofs, unless otherwise agreed in writing by the City Council as local planning authority.

Reason: In the interest of visual amenity and pursuant to policy DC18.1 of the Unitary Development Plan for the City of Manchester

19) Each phase of the premises, (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A), shall be acoustically insulated and treated to limit the break out of noise in accordance with the Stage 4 Acoustic Design Report dated July 2019 prepared by Sandy Brown (approved as part of application referenced CDN/21/0820 on 01/06/2022).

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

20) The development hereby approved, excluding container-type B1 Office units, shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'very good'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority prior to occupancy of each part of the development.

Reason: In order to minimise the environmental impact of the development pursuant to policies SP1, DM1 and EN8 of the Core Strategy

21) The Travel Plan (Discharge of Condition 22), OGS, ST. JOHNS, MANCHESTER prepared by Vectos (ref VN222272) dated May 2022 shall be adopted and implemented (approved as part of application referenced CDN/22/0338 on 07/10/22).

Reason: In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

22) The development hereby approved shall be carried out in accordance with the details set out in Construction Management Plan - Granada Studios (Zone 6) dated 18 September 2020 prepared by Bowmer and Kirkland and Construction Management and Logistics Plan dated 23 September 2020 prepared by ARJ, including hours of operation, site waste management, air quality plan, highways works, scaffolding and use of cranes during construction.

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy.

23) Piling and foundation designs shall be carried out in accordance with the details set out in 049242-CUR-00-XX-RP-GE-002-V01 (Piling Risk Assessment) prepared by Curtins, dated 19 March 2019.

Reason: To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to Core Strategy policies EN14 and EN17

24) Each phase of the development hereby approved (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A), shall not be occupied until full details of the design and location of all taxi areas and vehicle drop-off points, within the development, have been submitted to, and approved in writing by, the City Council as local planning authority.

Reason: In the interests of amenity and highway safety, and to ensure the details of the development are acceptable, pursuant to Core Strategy Policy DM1.

25) Other than enabling works comprising demolition, piling and construction of the sub structure, no phase of development (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) shall commence until full details of the design and appearance of all rooftop external areas for each phase, including all structural elements and full details of the design and appearance of the hotel building rooftop extension elevation facing Atherton Street, has been submitted to, and approved in writing by, the City Council as local planning authority. The elevation shall be designed to avoid including transparent windows facing Atherton Street.

Reason: In the interests of residential amenity and visual amenity, and to ensure the details of the development are acceptable, pursuant to Core Strategy Policy DM1.

26) This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the 1200mm diameter surface water sewer located in Atherton Street at a rate not exceeding 80 litres per second to meet the requirements of the National Planning Policy Framework (PPS 1 (22) and PPS 25 (F8) and part H3 of the Building Regulations.

Reason - To ensure the satisfactory development of the site, pursuant to policy DM1 of the Core Strategy.

27) No surface water from this development shall be discharged either directly or indirectly to the combined sewer network.

Reason - To ensure the satisfactory development of the site, pursuant to policy DM1 of the Core Strategy.

28) The development shall be carried out in accordance with the measures set out in the Air Quality Assessment Report dated 26 March 2020 to ensure air quality objectives for the site are met.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect future residents from air pollution, pursuant to policy DM1 of the Core Strategy.

29) The Local Labour Agreements set out by Bowmer and Kirkland and ARJ Construction, stamped as received by the Local Planning Authority on 02 November 2020 and agreed in writing with the City Council as local planning authority, shall be complied with during the construction phase. A further Local Labour Agreement shall be submitted to, and approved in writing by the City Council, as local planning authority, for operational elements of the proposed development, prior to the operation of each phase of development (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A). The approved details shall be implemented as part of the development.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

30) Servicing including loading and unloading of each phase (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) shall take place in accordance with the Servicing Strategy

(Discharge of Condition 30), OGS, ST. JOHNS, MANCHESTER prepared by Vectos (ref VN222272) dated May 2022 (approved as part of application referenced CDN/22/0338 on 07/10/22) for the duration of the use hereby approved.

Reason: In the interests of public and highway safety and the protection of residential amenity, pursuant to policy DM1 of the Core Strategy

31) No development shall take place unless and until full details of the design and appearance of the hotel building rooftop extension elevation facing Atherton Street has been submitted to, and approved in writing by, the City Council as local planning authority. The elevation shall be designed to avoid including transparent windows facing Atherton Street. The approved details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason: In the interests of residential amenity and visual amenity, and to ensure the details of the development are acceptable, pursuant to Core Strategy Policy DM1.

32) Zone 2 of the development hereby approved, as identified on ZONE PLAN 180146-3DR-ZO-XX-DR-D112 REV A, shall not be occupied until detailed designs of the supergraphics to be applied to the new stair and lift core element have been submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason: In the interests of residential amenity and visual amenity, and to ensure the details of the development are acceptable, pursuant to Core Strategy Policy DM1.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Greater Manchester Police

37 Quay Street, Manchester, M60 9EA
Eighth Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 1002, 2 Little John Street, Manchester, M3 3GZ
Flat 1001, 2 Little John Street, Manchester, M3 3GZ
Ground Floor And First Floor, 38 Young Street, Manchester, M3 3FT
Great John Street Hotel, Great John Street, Manchester, M3 4FD
1 New Quay Street, Manchester, M3 4BN
2 Goods Yard Street, Manchester, M3 3BG
Fourth Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 1006, 2 Little John Street, Manchester, M3 3GZ
Flat 902, 2 Little John Street, Manchester, M3 3GZ
Flat 803, 2 Little John Street, Manchester, M3 3GZ
Flat 801, 2 Little John Street, Manchester, M3 3GZ
Flat 701, 2 Little John Street, Manchester, M3 3GZ
Flat 504, 2 Little John Street, Manchester, M3 3GZ
Flat 404, 2 Little John Street, Manchester, M3 3GZ
Flat 204, 2 Little John Street, Manchester, M3 3GZ
Flat 104, 2 Little John Street, Manchester, M3 3GZ
Flat 102, 2 Little John Street, Manchester, M3 3GZ
Flat G04, 2 Little John Street, Manchester, M3 3GZ
Flat G03, 2 Little John Street, Manchester, M3 3GZ
Flat G01, 2 Little John Street, Manchester, M3 3GZ
6 Goods Yard Street, Manchester, M3 3BG
4 Goods Yard Street, Manchester, M3 3BG
Flat 905, 2 Little John Street, Manchester, M3 3GZ
Flat 602, 2 Little John Street, Manchester, M3 3GZ
Flat 501, 2 Little John Street, Manchester, M3 3GZ
8 Goods Yard Street, Manchester, M3 3BG
76 Quay Street, Manchester, M3 4PR
88 - 100 Quay Street, Manchester, M3 4PR
36 Young Street, Manchester, M3 3FT
Flat 405, 2 Little John Street, Manchester, M3 3GZ
Flat 205, 2 Little John Street, Manchester, M3 3GZ
Flat 203, 2 Little John Street, Manchester, M3 3GZ
Flat 103, 2 Little John Street, Manchester, M3 3GZ
Flat 101, 2 Little John Street, Manchester, M3 3GZ
Flat 105, 2 Little John Street, Manchester, M3 3GZ
Flat 202, 2 Little John Street, Manchester, M3 3GZ
Flat 106, 2 Little John Street, Manchester, M3 3GZ
Flat 1003, 2 Little John Street, Manchester, M3 3GZ
Flat 1005, 2 Little John Street, Manchester, M3 3GZ
Flat 1004, 2 Little John Street, Manchester, M3 3GZ
Flat 906, 2 Little John Street, Manchester, M3 3GZ
Flat 705, 2 Little John Street, Manchester, M3 3GZ
Flat 702, 2 Little John Street, Manchester, M3 3GZ
Flat 704, 2 Little John Street, Manchester, M3 3GZ
Flat 703, 2 Little John Street, Manchester, M3 3GZ
Flat 606, 2 Little John Street, Manchester, M3 3GZ
Flat 505, 2 Little John Street, Manchester, M3 3GZ

Flat 305, 2 Little John Street, Manchester, M3 3GZ
Flat 503, 2 Little John Street, Manchester, M3 3GZ
Flat 502, 2 Little John Street, Manchester, M3 3GZ
Flat 206, 2 Little John Street, Manchester, M3 3GZ
Flat 301, 2 Little John Street, Manchester, M3 3GZ
Ground First And Second Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Third Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 201, 2 Little John Street, Manchester, M3 3GZ
Flat 806, 2 Little John Street, Manchester, M3 3GZ
Flat 904, 2 Little John Street, Manchester, M3 3GZ
Flat 604, 2 Little John Street, Manchester, M3 3GZ
Flat 403, 2 Little John Street, Manchester, M3 3GZ
Flat G05, 2 Little John Street, Manchester, M3 3GZ
Flat 901, 2 Little John Street, Manchester, M3 3GZ
Flat 802, 2 Little John Street, Manchester, M3 3GZ
Flat 506, 2 Little John Street, Manchester, M3 3GZ
Flat 402, 2 Little John Street, Manchester, M3 3GZ
Flat 303, 2 Little John Street, Manchester, M3 3GZ
Flat 302, 2 Little John Street, Manchester, M3 3GZ
Flat 804, 2 Little John Street, Manchester, M3 3GZ
Flat 706, 2 Little John Street, Manchester, M3 3GZ
Flat 601, 2 Little John Street, Manchester, M3 3GZ
Flat 406, 2 Little John Street, Manchester, M3 3GZ
Flat 603, 2 Little John Street, Manchester, M3 3GZ
Flat 401, 2 Little John Street, Manchester, M3 3GZ
Flat G02, 2 Little John Street, Manchester, M3 3GZ
38 Young Street, Manchester, M3 3FT
Flat 605, 2 Little John Street, Manchester, M3 3GZ
Flat 306, 2 Little John Street, Manchester, M3 3GZ
Flat G06, 2 Little John Street, Manchester, M3 3GZ
Flat 304, 2 Little John Street, Manchester, M3 3GZ
Flat 805, 2 Little John Street, Manchester, M3 3GZ
Fifth Sixth And Seventh Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY

Appendix 2 – Planning constraints

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