

16 January 2023

Jennifer Atkinson
Planning Department
Manchester City Council
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Dear Jennifer,

**Old Granada Studios, St John's, Manchester:
Application for a Minor Material Amendment under Section 73 of the Town and Country Planning Act
1990 to Planning Permission 130796/JO/2021**

Please find enclosed an Application seeking variations to the approved scheme (Planning Permission Ref: 130796/JO/2021) under Section 73 of the Town and Country Planning Act 1990 at Old Granada Studios, St John's, which was granted approval on 18 October 2021. The Applicant is Mollies Motels Ltd.

Background

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

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

The refurbishment and part redevelopment of Old Granada Studios will create a unique mixed-use development within the heart of Manchester that includes:

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

- **Studios Galleries:** a new workspace building to replace the recently demolished four storey Annexe building, comprising retail uses at ground and basement levels, and office uses at floors 1 to 9. It will incorporate a mix of active retail uses at lower floors with new 589 sq. m. office floorplates across upper floors.
- **Manchester Studios:** a unique suite of film, TV and broadcast facilities the revitalisation of Studios 2, 6, 8 and 12, which will continue to be used for filming uses, with associated changes to access and external alterations; and
- **Granada Cube Space:** small workspaces in modular units located to the rear of the Studio 12, which will comprise incubator units for businesses.

Following further design development and input from operators, 'Allwork&social', a revised scheme was sought to improve the efficiency of the Cube Space and its function as a modular office facility by altering the layout and configuration whilst enhancing its overall visual appearance. A Minor-Material Amendment application was submitted to Manchester City Council in order to seek approval for the proposed amendments. The application was approved on 18 October 2021. The description of development as on the decision notice is as follows

"Variation of Condition 2 to planning permission ref: 127612/FO/2020 to reflect design development of container workspaces."

The construction process has already begun at Old Granada Studios and works to the office element completed in December 2022. The works to Mollie's hotel are now significantly progressed and the operator is looking to finalise details of their operational strategy prior to opening. This includes establishing suitable hours of operation for the lower ground floor bar area (to be accessed and egressed from Quay Street) and as such requires changes to the hours of operation permitted by Condition 13 of 130796/JO/2021 with regard to the "Food and Beverage (other) internal areas."

Condition 13 is currently worded as follows (relevant section in bold – our emphasis):

"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 - 12am; Thursday & Friday: 7am - 1am; Saturday: 7am - 1am; Sunday / Bank Holiday: 8am - 12am"

Proposed Amendments

As set out above, the approved hours of operation, are currently as follows with regard to the food and beverage (other) internal areas:

- Monday Wednesday: 7am - 12am;

- Thursday & Friday: 7am - 1am;
- Saturday: 7am - 1am;
- Sunday / Bank Holiday: 8am - 12am.

The Applicant has secured a premise license in 2018 from Manchester City Council for Mollie's Motel which grants the Sale of Late Night Refreshment, Live Music, Pre Recorded Music and regulated entertainment between the hours of 8am – 4am on Monday – Sunday.

In order to bring the approved opening hours more into line with the premise license, the following opening hours are being sought:

- Monday-Wednesday: 7am - 1am;
- Thursday & Friday: 7am - 2am;
- Saturday: 7am - 2am;
- Sunday / Bank Holiday: 8am - 12am

The above opening hours have been the subject of pre-application discussions with Environmental Health who have confirmed their agreement in principle provided that last entry to the bar would be set at 12pm (midnight).

Other matters material to the proposed changes are as follows:

- The lower ground floor bar will have an estimated capacity of circa 250 people in booth areas, seats or standing and is primarily designed as an amenity to serve food and beverages to hotel guests and their bona fide guests (Mollie's is a 175 bed hotel) and it will be actively marketed accordingly; however, access will also be available to the public until 12pm. It will also have an outside dining area and private function rooms with a capacity of circa 40-50 which will be closed from 11pm onwards save for a small external smoking area.
- Motel guests will be able to enter the bar until closing via the diner or guest lift using their key card or intercom. Egress for Motel guests at the end of the night will be via the same route.
- Access and egress for the public will be from Quay Street only, deliberately diverting traffic away from the quieter Atherton Street.
- For all uses, detailed management plans have been produced which demonstrate how local residential amenity will be safeguarded. This is not a requirement of the planning permission and is being offered voluntarily. It is clearly also very much in the interest of the hotel operator to ensure that their guests are also safeguarded in terms of amenity levels at night time.

On this basis, we propose the following amended wording to Condition 13 in order to take into account the proposed amendments highlighted above:

"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"

Planning Policy Assessment

The most relevant policy within the Development Plan is Manchester Core Strategy Policy DM1 which requires all development should have consideration of potential impacts to local amenity. As stated above, residential amenity issues have been fully considered in considering the revised operating hours and agreement in principle has been reached prior to the submission of this application, with the EHO and LPA officers.

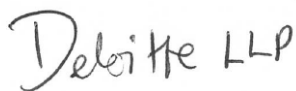
Conclusion

The application fee of £234 has been paid via the Planning Portal (PP Ref: PP-11833357).

In summary, the proposed variation of condition to Planning Permission 130796/JO/2021 to agree changes to the opening hours of the hotel fully accord to the relevant policies set out in the Manchester Core Strategy.

We trust you have all the information required to make a positive decision on the proposed, but please do not hesitate to contact my colleague Michael Percival (mipercival@deloitte.co.uk; 0161 455 6672) should you need to discuss anything further.

Yours sincerely



Deloitte LLP