

30 November 2022

FAO Angela Leckie
Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear Angela,

Laystall Street, Manchester – Application for Full Planning Permission

Please find enclosed a Full Planning Application which seeks approval from Manchester City Council for a new hotel and associated works. The Site is bounded by Laystall Street to the north, Great Ancoats Street to the east, vacant land at Lomax Street to the south and an apart-hotel to the west, within Manchester City Centre. The Site comprises approximately 0.05 hectares of previously developed land.

The Site is located within the HS2 Piccadilly Strategic Regeneration Framework Area (SRF) (2018). The proposed new landmark tower on the corner of Laystall Street and Ancoats Street will provide a strong visual marker and create a sense of arrival into the HS2 Piccadilly SRF Area (2018).

The new high quality hotel accommodation will respond directly to the growing tourism and leisure sector in Manchester, and support anticipated increased demand in the city centre with The Factory and Co-op Live Area both scheduled to open next year.

Brand

The Applicant is Ancoats Manchester Ltd, which is a collaboration between Dean Street Developments, Definition Capital and Assured CMS. Together they have a wealth of experience in hospitality development, investment and construction, with a proven track record of delivering hotels across the UK for major brands including Hilton, InterContinental Hotels Group, Premier Inn, Accor and Nobu.

The hotel will be operated by Hilton and will be the debut of 'Motto by Hilton' in the UK. Motto by Hilton is already successfully operating in locations such as Rotterdam, New York and Philadelphia. It is an innovative, affordable, urban lifestyle brand that is centred around prime locations, authenticity, affordability and flexibility.

Description of Development

An application for Full Planning Permission is being submitted for the following:

- Erection of 20 storey building, comprising 154 high-quality hotel rooms (Use Class C1);
- Ancillary hotel amenities including café / bar / restaurant, meeting rooms and gym;
- 16 secure cycle parking spaces within the basement;
- Highway improvements along Laystall Street junction to provide anew dedicated loading bay and 1 disabled car parking bay; and
- High quality hard and soft landscaping along Laystall Street and Great Ancoats Street.

The proposed Description of Development is as follows:

“Full Planning Permission for the construction of a hotel (Use Class C1) with associated highways works, servicing arrangements, car and cycle parking, public realm works and other associated works”

Application Documentation

The Covering Letter should be read in conjunction with the following documents submitted with this application:

- Planning Application Form and Ownership Certificates;
- Application Site Boundary and Location Plan prepared by SimpsonHaugh;
- Existing and Proposed site plans, sections and elevations (including drawing schedule) prepared by SimpsonHaugh;
- Accommodation Schedule prepared by SimpsonHaugh;
- Design and Access Statement (incorporating details of landscaping design) prepared by SimpsonHaugh;
- Planning Statement (including Green and Blue Infrastructure, and Tall Building Statement) prepared by Deloitte;
- EIA Screening Letter prepared by Deloitte;
- Statement of Community Consultation prepared by Deloitte;
- Existing Topographical Survey prepared by Ases Ltd;
- Proposed Topographical Survey prepared by SimpsonHaugh;
- Flood Risk Assessment and Drainage Strategy prepared by Shears Drainage Ltd;

- Energy and Sustainability Statement (including Environmental Standards Statement and BREEAM Pre-Assessment) prepared by Elkoms;
- Townscape and Visual Impact Assessment prepared by Re:form;
- Heritage Statement prepared by Stephen Levrant Heritage Architecture;
- Crime Impact Statement prepared by Greater Manchester Police: Design For Security;
- Television and Radio Baseline Survey Report prepared by Pager Power;
- Solar Glare Assessment prepared by GIA;
- Daylight & Sunlight Impact on Neighbouring Properties prepared by GIA;
- Air Quality Assessment prepared by Hoare Lee;
- Local Labour Agreement prepared by Assured CMS Ltd;
- Technical Note on Ventilation Strategy prepared by Elkoms;
- Archaeological Desk Based Assessment prepared by Salford Archaeology;
- Extended Phase 1 Habitat Survey prepared by Penny Anderson;
- Noise Impact Assessment prepared by Acoustic Consultants Ltd;
- Transport Statement prepared by Curtins;
- Framework Travel Plan prepared by Curtins;
- Waste Management and Servicing Strategy prepared by Curtins;
- Framework Construction Environment Management Plan prepared by Assured CMS Ltd;
- Technical Aviation Safeguarding Assessment prepared by Pager Power, and
- Operational Management Statement prepared by Motto by Hilton.

Application Fee

Payment of the planning application fee in the sum of £26,723.00 has been made via the Planning Portal (ref: PP-11662267). I would be grateful for written confirmation of receipt and registration of this application and fee. If there are any points of clarification required, please do not hesitate to contact my colleagues Sarah Hall (+44 20 7007 8523/ sarahall@deloitte.co.uk) or Cameron Radford (+44 161 455 6768 / cameronradford@deloitte.co.uk).

Yours sincerely

Deloitte LLP.

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