

13 September 2022

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

Dear David,

Old Granada Studios (OGS), St. John's, Manchester – Application for Discharge of Condition 4, 5 and 24 for Planning Permission Reference 130796/JO/2021

Please find enclosed a Condition Discharge application submitted by Manchester Quays (OGS) Developments Limited, for Discharge of Condition 4, 5 and 24 attached to Planning Permission 130796/JO/2021, relating to the Old Granada Studios ('OGS') development in Manchester City Centre.

The original planning permission has been subjected to a minor material amendment (S.73 – variation of condition) application with the following description of development:

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

For clarity on the extent of the approval, the original Planning Permission Reference 127612/FO/2020 to which this S.73 application relates approved the following description of development:

"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 original application was granted permission on 16 November 2020. The remainder of this letter sets out the condition wording and information submitted to discharge the conditions against application reference (130796/JO/2021).

Condition 4 – Paving and Surfacing Strategy

Condition 4 is worded as follows:

“Before each phase of the development hereby approved is completed (as identified on ZONE PLAN 180146-3DR-ZO-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.”

In order to provide the details requested by Condition 4, EA have prepared a Public Realm Strategy for the St John’s Estate that provides details of all public footpaths, vehicular crossings and vehicular carriageways within the Old Granada Studios area, including dropped kerbs. Further detail on specific sections of the public realm can also be identified within the additional drawings which have been submitted with this application.

Within the public realm proposed around Old Granada Studios, a combination of materials have been selected, as shown on drawing ref: 2236-EXA-XX-XX-DR-L-00100. This combination of materials includes a mixture of cobblestone, natural stone, reclaimed red brick, hardipave, blister concrete paving and in-situ diamondcrete paving and surfacing. This mixture of paving and surfacing reflects the ambition to positively respond to each interface of the building with particular consideration when accommodating the HGV’s vehicles that will service the retained studios associated with Old Granada Studios

It is considered that the information provided as part of this application meets the requirements set out by the condition wording and therefore Condition 4 should be formally discharged for the whole development.

Condition 5 – Landscaping Material Samples Programme

Condition 5 is worded as follows:

“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 unless otherwise agreed in writing by the City Council as local planning authority. 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.”

In order to provide the details requested by Condition 5, Exterior Architecture have prepared sample schedule and supporting drawings for the public realm works being proposed within Old Granada Studios. The schedule of the materials being used within the public realm and supporting plans identify the location of each material being used and provides a description of its colour, measurements and the supplier.

The selected materials and specification is consistent with that being proposed at Manchester Goods Yard which is currently due for approval following verbal confirmation in January 2022 (Ref: CDN/22/0135)

It is considered that the information provided as part of this application meets the requirements set out by the condition wording and therefore Condition 5 should be formally discharge for the whole development.

Condition 24 – Vehicle Drop-off points

Condition 24 is worded as follows:

“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.”

In order to provide the details requested by Condition 24, Exterior Architecture have prepared a series of drawings relating to the landscaping proposals for the public realm around Old Granada Studios.

As shown on drawing ref: 2236-EXA-XX-XX-DR-L-00100, on the street frontage off Atherton Street there will be a taxi drop off and disabled parking bays. These have been formally agreed through a S.278 application with Manchester City Council.

The designated area for vehicle drop-off points is suitably located outside the hotel entrance on Atherton Street, providing direct access to the entrance of Mollies Hotel. By consolidating the vehicle drop-off points into one dedicated location, the flow of traffic along Atherton Street will be unimpacted as vehicles will not be blocked.

It is considered that the information provided as part of this application meets the requirements set out by the condition wording and therefore Condition 24 should be formally discharge for the whole development.

Summary

The following documents have been submitted in order to discharge the aforementioned planning conditions:

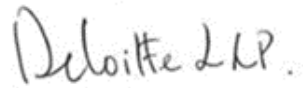
- External Landscaping Drawing Pack prepared by Exterior Architecture
- External Landscaping Drawing Schedule prepared by Exterior Architecture
- Schedule of Landscaping Materials prepared by Exterior Architecture
- St Johns Public Realm Strategy prepared by Exterior Architecture

In addition to the information submitted as a specific requirement of this condition and this covering letter, a Condition Discharge Application Form has been submitted via the Planning Portal to formalise this Application seeking to Discharge Condition 4, 5 and 24 for Planning Permission Reference 130796/JO/2021.

Payment will be made to Manchester City Council for £116, in respect of the application fee for this application to agree details reserved by condition, via the Planning Portal (Planning Portal Reference: PP-PP-11444547).

We trust you will find this application in order, and we look forward to receiving written confirmation of its registration. If you require any further details, please contact me using the details provided overleaf or Michael Percival on 0161 455 6672 (mipercival@deloitte.co.uk).

Yours sincerely,

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

Deloitte LLP