

18 October 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 Full Discharge of Conditions 25, 31 and 32 for Planning Permission Reference 130796/JO/2021

Please find enclosed a Condition Discharge application submitted by Manchester Quays (OGS) Developments Limited, for Full Discharge of Conditions 25, 31 and 32 for Planning Permission Reference 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 25 and 31 – External rooftop details

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Condition 25 is worded as follows:

“Other than enabling works comprising demolition, piling and construction of the sub structure, no phase of development (as identified on ZONE PLAN 180146-3DR-ZO-XXDR- 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.”

Condition 31 is worded as follows:

“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.”

To provide the details requested by Condition 25 and 32, Soho House have prepared a sample schedule and supporting drawings for the external rooftop area being proposed at Old Granada Studios. The details and location of the external rooftop design can be identified by the series of drawings being submitted and should be read in accordance with the materials schedule providing a description of its colour, type of material, measurements and the supplier.

It is considered that the information provided as part of this application meets the requirements set out by the condition wording and therefore Condition 25 should be fully discharged for this area.

Condition 32 – Details of External Supergraphic

Condition 32 is worded as follows:

“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.”

To provide the details requested by Condition 32, Allied London have prepared drawings for the external supergraphics being proposed within the ‘cube space’ at Old Granada Studios. Indicative details of the proposed supergraphic element were approved as part of the minor-material amendment application (ref: 130796/JO/2021). Since then, Allied London have progressed these initial proposals into to a more detailed design.

The supergraphic element will be located on the northern and western elevation of the core for the Cube Space (flexible office space) situated at the rear of Old Granada Studios. The façade of the central core is comprised exposed brickwork painted in black. The design seeks to animate this elevation with vibrant artwork formed of graphic panels fixed securely onto the wall. The supergraphic panel will include written elements to identify the Cube Space to passers-by. Additional signage is being proposed in the form of vertical signage fixed against the wall off the western elevation.

The design details highlighted above are illustrated more clearly by drawing refs: 22-049-SI-01-P1 and 22-049-SI-02-P1. An application for advertisement consent will be made concurrently with this application.

It is considered that the information provided as part of this application meets the requirements set out by the condition wording and therefore Condition 32 should be formally discharged for the whole development.

Summary

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

- Cube Space Drawings prepared by Allied London:
 - o 22-049-SI-01-P1
 - o 22-049-SI-02-P1
- External Rooftop Drawings prepared by Soho House
 - o 180146-3DR-Z0-SE-DR-D130 Rev E Proposed East Elevation
 - o 180146-3DR-Z0-SE-DR-D133 Rev E Proposed North Elevation
 - o 56434_21_1B Pool Glazing Details
 - o 56434_2_1 Proposed Glass Roof Scheme
 - o 56434_2_3 Proposed Glass Roof Scheme
 - o Z5-GA 035 East Elevation Zone 5
 - o Z5-GA 036 West Elevation Zone 5
 - o Z5-GA 038 North Elevation Zone 5
 - o 441-115 ZONE 5 L8 CW12 EAST ELEVATION GA & SECTIONS
 - o 441-116 ZONE 5 L8 CW11 NORTH ELEVATION GA & SECTIONS
 - o 441-117 ZONE 5 L8 CW9 & CW11 WEST ELEVATION GA & SECTIONS
 - o 441-112 ZONE 5 L9 CW6 EAST ELEVATION GA & SECTIONS
 - o 441-113 ZONE 5 L9 CW7 NORTH ELEVATION GA & SECTIONS
 - o 441-114 ZONE 5 L9 CW8 WEST ELEVATION GA & SECTIONS
 - o 441-200 ZONE 5 L9 PLAN & SECTIONS
 - o C7123-LV-001 Rev A Plant Screen
 - o C7123-LV-002 Rev A Plant Screen Elevations
 - o C7123-SK-220810 Screen Modifications

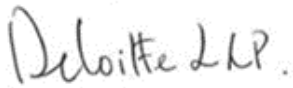
- External Rooftop Window Treatment Schedule prepared by Soho House

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 Conditions 25, 31 and 32 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-11577705).

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