MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

1-3

Address Line 1

York Street

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M2 2AW

Description of site location must be completed if postcode is not known:

Easting (x)

384077

Northing (y)

398296

Description

Applicant Details

Name/Company

Title

First name

Surname

Mitchells & Butlers Retail Ltd

Company Name

Address

Address line 1

27 Fleet Street

Address line 2

Address line 3

Town/City

Birmingham

County

Country

United Kingdom

Postcode

B3 1JP

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Miss

First name

Alicia

Surname

Lai

Company Name

The JTS Partnership LLP

Address

Address line 1

Number One

Address line 2

The Drive

Address line 3

Great Warley

Town/City

Brentwood

County

Essex

Country

United Kingdom

Postcode

CM13 3DJ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Change of use of mezzanine first, second and third floors from offices to hotel (Use Class C1) with associated internal alterations to front entrance, and new lift shaft to rear.

Reference number

134736/FO/2022

Date of decision (date must be pre-application submission)

28/03/2024

Please state the condition number(s) to which this application relates

Condition number(s)

3, 7, 9(a i), 14 & 19

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

⊘ Yes
◯ No

If Yes, please indicate which part of the condition your application relates to

9(a i)

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 7 (Refuse storge and disposal)

- Drawing MAB46 AP100 REV A: Proposed Bin Store Layout.

Condition 9a (External materials specification)

- Drawing MAB46 AP101: Proposed Elevations External Material Specification.
- Drawing MAB46 AP102: Proposed Elevations External Material Specification.
- Drawing MAB46 AZ55 ED03: Roller Shutter Door Schedule and Details.
- MAB46 Materials Schedule Issue 01.

Condition 14 (Secure by Design)

- Security Needs Assessment.
- Security Needs Assessment Letter.

Condition 19 (Bats)

- Preliminary Bat Roost Assessment (PRA) Report, dated July 2025.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Nick Davey

Date

03/02/2026