

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144428/JO/2025

Date registered valid: 16 December 2025

Proposal: Variation of Condition 2 (Approved Drawings) and Condition 9 (Materials) pursuant to Planning Permission 134736/FO/2022 to relocate louvres, change the cladding material and alter timescales.

Address: 1-3 York Street, Manchester, M2 2AW

Ward(s): Deansgate Ward

Applicant: Mitchells & Butlers Retail Ltd

Agent (if any): Mr Nick Davey, The JTS Partnership LLP

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: 144428/JO/2025 - Approve
144430/JO/2025 – Approve

Date of recommendation: 5 February 2026

Application details

Type of application: Variation or Removal of Condition

Development type: Change of use and Listed Building Consent

Date of site visit: 15 January 2026

Standard consultations:

Printed: 2 January 2026 Expired: 23 January 2026

Neighbour notifications

Printed: 2 January 2026 Expired: 23 January 2026

Site notice

Posted: 6 January 2025 Expired: 27 January 2025

Press advert

Published: 13 January 2026 Expired: 3 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II*

Conservation area: Upper King Street (Extension) Conservation Area 1985

Tree Preservation Order: Not applicable

Description of Building

This application relates to the upper floors, the ground floor office entrance on York Street and the ground floor loading bay area of No. 1-3 York Street which is a Grade II* listed building. The main part of the building subject to this application was previously used as offices. The loading bay use is shared with the Ground floor restaurant. It was constructed as the headquarters of Parr's Bank in 1901/02 and is an impressive building, constructed in the Edwardian Baroque style in red sandstone. Its elevations dominate the junction of York Street and Spring Gardens.

The building is bounded by Spring Gardens, York Street, Milk Street and a building at 19-21 Spring Gardens.

As built, it comprised a banking hall, waiting rooms, managers' offices and clerk's room on the ground floor, with the basement providing ancillary accommodation (including vaults). The main entrance to the Bank was on the corner of Spring Gardens and York Street, under a domed turret, with a secondary entrance at the northern end of the Spring Gardens frontage.

The plan form is 'L' shaped, with principal frontages to both York Street and Spring Gardens. The clerk's room was accommodated in a single-storey structure (sat behind the main frontages), with glazed roof above. In the late 70s/early 1980s, the clerk's office was substantially demolished and converted into a car park and service yard, with a pyramidal, slate, roof covering the glazed roof light.

The upper floors were constructed as speculative offices, accessed via a separate entrance at the eastern end of the York Street frontage. The offices were never intended to be, and have never been, occupied in conjunction with the ground floor accommodation and were always a separate entity.

Description of Area

The building is situated within the Upper King Street Conservation Area and is within the Retail Core of the City Centre.

A number of other listed buildings surround the site including the Grade II* listed 81 King Street, the Grade II* listed 100 King Street, the Grade II Listed buildings at 41-47 Spring Gardens. The surrounding area is rich in heritage, but adjacent the site along York Street is a newly constructed development and a 1980's development. Between the site and Market Street are also a modern building that contains a post office and Lowry House built in 1973.

Surrounding uses include offices, hotels, restaurants, bars, cafes and shops.

Relevant Site History

Applications referenced 134737/LO/2022 and 134736/FO/2022 allowed the following works associated with a change of use to a hotel:

- Removal of the entrance steps, lowering of the floor level in the ground floor lobby and re-hanging existing entrance door with new fanlight above to provide an accessible entrance.
- Internal alterations required to convert the offices to hotel use and install associated services.
- Alterations to second and third-floor windows in rear elevation in order to provide glazed louvres.
- Installation of slate vents on rear roof slope.
- Creation of new lift shaft to rear of the building to provide access for larger wheelchairs, groups and prams.
- Reinstatement of original wall and ceiling finishes to third and fourth-floor corridors and part of second-floor corridor.

Description of development

Planning permission and Listed Building Consent are now sought to vary Conditions 2 and 9 of 134736/FO/2022 and 2 and 3 of 134737/LO/2022 to allow the following changes to these applications:

- The change of two bedrooms on the second floor to a hotel reception including the creation of an opening within an original wall.
- The conversion of existing modern WC to a bedroom.
- A change in location of doors.
- The change of the materials of the external lift cladding from timber to zinc.
- The reduction in the size of the linen stores on each floor to provide a corridor to provide better quality access for guests using the rear lift.
- The creation of a new opening in the third-floor corridor to provide access to the service lift.
- The relocation of the louvres within the windows from one pane of glass to another within the same opening.

- The expose of ceilings within the bedrooms would be increased.
- A change to the proposed cladding for the lift tower from timber to zinc.
- It is no longer proposed to remove a second-floor wall or create an opening in a 2nd floor wall.
- It is no longer proposed to create an opening within a wall at 2nd floor level.
- It is no longer proposed to block up an opening to male WC on 2nd floor level.

Consultations & Notification Responses

Environmental Health - There looks to be a ventilation extract to the roof and if mechanical ventilation is proposed this will need to be included in the plant noise assessment.

Historic England - Suggest that the City Council seeks the views of our specialist conservation and archaeological advisers.

Manchester Heritage Advisory Panel - The Panel advised that the proposals for disabled access needed further exploration as they seemed a little confusing. The desire should be to enable full access through the main hotel entrance, and in this respect the impact on the listed building needs to be looked at in detail in particular around the staircase.

Alterations to the entrance should take reference from the existing original detailing, and any works to the existing stone and timber where they are impacted by the alterations should be of a high quality.

The change in material from timber to zinc was considered an improvement subject to samples to ensure it is zinc rather than a product of lesser quality.

Revealing currently covered up features along the corridor was welcomed.

Publicity

144428/JO/2025 - The application was advertised in the local press as affecting a conservation area and as affecting a listed building, a site notice was displayed on site. No replies were received.

144430/JO/2025 - The application was advertised in the local press as an application for listed building consent, a site notice was displayed on site. No replies were received.

Issues

Local Policy

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-Strat2 (City Centre)
 Policy JP-P1 (Sustainable Places)
 Policy JP-P2 (Heritage)

The Adopted Core Strategy for the City of Manchester

Policy CC1 (Primary Economic Development Focus: City Centre and Fringe)
Policy CC7 Mixed Use Development
Policy CC4 (Visitors - Tourism, Culture and Leisure)
Policy CC9 (Design and Heritage) S
Policy T2 (Accessible Areas of opportunity and need)
Policy SP1 (Spatial Principles)
Policy EN3 (Heritage)

The Unitary Development Plan for the City of Manchester

Saved policy DC18 (Conservation Areas)
Saved Policy DC19 (Listed Buildings)

National Policy

National Planning Policy Framework

Chapter 1 (Building a strong and competitive economy)
Chapter 2 (Ensuring the Vitality of Town Centres)
Section 12 (Requiring Good Design)
Chapter 16 (Conserving and Enhancing the Historic Environment)

Draft National Planning Policy Framework - 16th December 2025

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990
National Planning Practice Guidance (NPPG)

Issues

Principle of the Use / Regeneration -

Regeneration is an important planning consideration and there is a need to build on the incremental regeneration that has already taken place within the City Centre and the investment and environmental improvements which are continuing there.

The unit that is the subject of this application is located within a part of the City where this type of use would normally be acceptable in principle and the proposal would occupy vacant floorspace within a regeneration area.

It is noted that Manchester's current hotel accommodation stock is largely dominated by serviced apartments and large branded hotels. This boutique hotel will offer a smaller more

personal stay bridging the gap between the utility of the Mid-range hotel offering and adding to the number of luxury 5-star properties.

The proposed use would be complementary to the existing uses, providing an additional facility for visitors to the City and in terms of the bar also local residents and businesses.

These proposals impact upon the Character, significance and appearance of this Grade II* listed building. They would involve minimal amendments to the approved proposals affecting the first, second, third and fourth floor levels, part of the ground floor and the rear elevation. The changes proposed provide better arrival and routes for those using the rear lift and include some improvements and some minor less than substantial harm.

These works would assist the success of the approved hotel use and the proposal consists of works that would enhance the use and maintenance of the building and its character and appearance. Therefore, the proposals are considered acceptable in principle.

Visual Amenity, including the impact on the Character and Appearance of the Affected Heritage Assets -

The changes proposed to the approved consents area combination of neutral and positive impacts. In the case of the creation of openings the changes appear harmful, but harm would be relocated from elsewhere where opening are no longer being created.

The amendments to access comprise the creation of corridors and areas that are used to enter the larger lift.

The access would be amended from back of house areas to corridors on each floor that are of the quality of the other corridors within the hotel. These corridors would be installed on every floor providing the same quality of access to the hotel rooms and second floor reception.

These works affect areas that were to be used as linen stores and an area of the non-original loading bay. The loading bay in particular is a low significance space, but the works do include additional sub-division within the linen store areas and are therefore considered to cause minor less than substantial harm.

The works will benefit guests using the larger lift and should assist with the success of the hotel and the continued use of the whole of the building. The linen stores would be reduced in size to provide this requiring the installation of additional partitions.

The previous reception at second floor would be used as a linen room replacing the lost space for linen storage.

The replacement of two bedrooms on the second floor with a lounge and reception would affect an open area which would have needed partitions to enclose the bedrooms and would now remain open. This would however cause less than substantial harm as it would reduce the number of partitions and retain the original volume of the space but would require the creation of openings in original fabric.

The conversion of existing modern WC to a bedroom affects a WC that is a 1980s alteration and already enclosed. The result would be more open and more sympathetic. The bedroom would take all of the space within the WC. This work is considered to be minor beneficial.

The replacement of timber cladding with zinc cladding is beneficial as the material now proposed is more in keeping with the surrounding roof features and required less maintenance.

The relocation of the louvres within the windows from one pane of glass to another within the same window opening would have a neutral impact as the same number of windowpanes would be affected and would not be visible from the street.

The reduction of the suspended ceilings in bedrooms to a bulkhead would allow the full height of the room to be appreciated in the main area of the bedrooms where cornicing and picture rails would be installed. This work is considered to be beneficial.

It is considered that the benefits of the proposal would outweigh the less than substantial harm caused to the surrounding conservation area by the above-described works and are consistent with paragraphs 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. The public benefits of allowing the occupation of a vacant unit within the building. There would be no impact on the setting of the above identified listed buildings.

Heritage Conclusion -

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Overall, the impacts cause a minor amount of less than substantial harm which addresses the requirements of paragraph 212 and 215 of NPPF and the advice within Section 16 of the NPPF in relation to harm. The removal of non-original, improvements to access for people requiring the use of the larger lift and the enhanced justifies this harm.

Paragraph 212. Of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The proposed works would therefore be consistent with sections 66 and 72 of the Planning Act in relation to preservation and enhancement and comply with Policies EN1, SP1, CC9, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC14, DC18 and DC19 of the Unitary Development Plan for the City of Manchester and Policies JP-P1, JP-Strat2 and JP-P2 of Greater Manchester's Places for Everyone Guidance in relation to the impact on visual amenity.

Disabled Access -

Access into the building as approved would be either through the main entrance and to the upper floors via a new passenger lift or if requiring a larger lift due to use of a larger wheelchair or scooter, being accompanied by an exceeding number of guests or using a large pram access would be via Milk Street to a larger lift. As existing guests would walk through the loading bay to use this lift. The amendments to this application would mean that guests using this lift would now enter via a corridor that is of the quality of the other corridors within the hotel. These corridors would be installed on every floor providing the same quality of access to the hotel rooms and second floor reception.

As approved Universally Accessible (UA) bedrooms would be provided comprising 6.5% of the total proposed rooms (I.E. 3 out of 46 rooms), exceeding the 5% threshold required by Building Regulations Part M2. There would be two UA shower rooms and one UA bathroom, weighted in favour of showers as preferred under Part M2. There would 10 bedrooms with stepped corridor access that cannot be accessed by ambulant disabled guests. All other floor levels have level access via both lifts. Due to the demands of the existing building layout, it has not been possible to provide an interconnecting bedroom to any of the UA bedrooms (with direct door access between rooms), usually requested for the use of an accompanying carer, however the UA bedroom and 'standard' bedroom at first floor share a single corridor and could be sold as a 'suite' with a single shared corridor, therefore serving a similar function to conventional interconnecting bedrooms.

In all other respects, the hotel would continue to be fully compliant with Part M2 ('Access for the Disabled') of the Building Regulations approved documents. The operator shall also put in place any further measures to comply with requirements arising from the Equality Act 2010, including table seated check-in service at reception and the provision of induction hearing loops.

On this basis the proposals would be in line with Core Strategy policies DM1 and CC10.

Other Issues -

The drawings have been corrected to show an existing roof mounted vent that was not shown on the drawings submitted as part of the previous applications.

The relevant conditions have been updated to reflect current wording.

Timescales have been amended within Condition 9 of 144428/JO/2025 and Condition 3 of 144430/JO/2025 from pre-commencement of the who of the proposals to require submission before the different works are started.

Other Legislative Requirements Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights

posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation:

144428/JO/2025 - Approve

144430/JO/2025 - Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included pre-application advice about the information required to be submitted to support the application and the agreement of changes to the proposals.

Condition(s) to be attached to decision for approval referenced 144428/JO/2025

1) The development must be begun not later than the 28 March 2027.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

The site location plan referenced MAB46 AS05 received by the City Council as local planning authority on 3 November 2025

The drawings referenced:

MAB46 AP04	Rev H
MAB46 AP06	Rev -
MAB46 AP10	Rev A

MAB46 AP20	Rev C
MAB46 AP20.2	Rev A
MAB46 AP22	Rev B
MAB46 AP23	Rev A
MAB46 AP24	Rev A
MAB46 AP25	Rev A
MAB46 AP26	Rev A
MAB46 AP27	Rev -
MAB46 AP28	Rev -
MAB46 AP29	Rev C
MAB46 AP30	Rev C
MAB46 AP31	Rev C
MAB46 AP32	Rev A
MAB46 AP33	Rev B

MAB46 AP35	Rev C
MAB46 AP40	Rev -
MAB46 AP41	Rev -
MAB46 AP42	Rev -
MAB46 AP43	Rev -
MAB46 AP44	Rev A
MAB46 AP51	Rev A
H19147-SK-01	Rev P1
MAB B3322-PM-10-20-30-1001	Rev P05
MAB B3322-PM-10-20-30-1002-P07	Rev P07
MAB B3322-PM-10-20-30-1003	Rev P06
MAB B3322-PM-10-20-30-1004	Rev P03

All above drawings received by City Council on dates as stated in email from Applicants Agent to MCC 22 March 2024 11:10 hrs.

MAB46 AP01	Rev L
MAB46 AP02	Rev N
MAB46 AP03	Rev N
MAB46 AP03	Rev L
MAB46 AP05	Rev B
MAB46 AP07	Rev B
MAB46 AP11	Rev C
MAB46 AP14	Rev E
MAB46 AP15	Rev F
MAB46 AP16	Rev A
MAB46 AP17	Rev F
MAB46 AP18	Rev E
MAB46 AP19	Rev F
MAB46 AP20.1	Rev C
MAB46 AP20.3	Rev B
MAB46 AP21	Rev D
MAB46 AP52	Rev /

Received by the City Council as local planning authority on 3 November 2025

The following documents as submitted with application:

- o JTS Planning Statement August 2022
- o Colliers Letter undated
- o JTS Heritage Statement dated July 2022
- o Ardent Consulting Passenger Lift Condition Survey
- o Alison Pike Design & Access Statement Issue 22 July 2022
- o Hepworth Noise Impact Assessment November 2021 20th February 2023
- o JTS Heritage Statement dated July 2022 (Updated February 2023)
- o Alison Pike Addendum Design & Access Statement Issue 17 February 2023 and 4th September 2023
- o JTS Heritage Statement dated July 2022 (Updated February 2023 & August 2023)
- o Alison Pike Addendum Design & Access Statement addendum Issue 24 August 2023 22nd December 2023
- o JTS Heritage Statement Addendum dated December 2023
- o Alison Pike Addendum Design & Access Statement Issue 1 December 2023

Email from applicant's agent to MCC with drawing schedule and submission dates 22 March 2024 11:10 hrs.

Addendum Design Statement prepared by Alison Pike Issue 5 dated 20 October 2025 received by the City Council as local planning authority on 3 November 2025

Addendum Heritage Statement dated November 2025 and referenced ND/mac/8947 received by the City Council as local planning authority on 3 November 2025

The email from JTS Partnership dated 3rd February 2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) a) The development hereby approved shall not commence until a scheme for the extraction of any fumes, vapours and odours from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the use commences and shall remain operational thereafter.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

4) Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- Measures to control noise and vibration with neighbouring or adjoining properties.
- Dust suppression measures.
- Details of an emergency contact telephone number.
- A community consultation plan.
- Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

5) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, deliveries/waste collections on Sundays/Bank Holidays confined to 10:00 to 18:00)

Reason - To safeguard the amenities of the occupiers of nearby properties and pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

6) a) Prior to any above ground works, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq)

below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

b) Prior to the first [use of the ground floor commercial units], a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

7) a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

8) Prior to commencement of the development, an air quality exposure assessment shall be submitted to and approved in writing by the City Council as local planning authority to include the following:

a) Prior to commencement of the development, mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

9) Notwithstanding the details submitted with the application, prior to the commencement of any external alterations, the following shall be submitted to and approved in writing by the Local Planning Authority:

- hand sized samples and specifications of all materials to be used on all external elevations and rooves of the development (including the final details of Milk Street windows and grilles, the extension and the roller shutters)
- jointing and fixing details between all component materials and any component panels,
- details of the drips to be used to prevent staining
- a strategy for quality control management for the works

The approved materials shall be used in the construction of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

10) Prior to the use of the development, a scheme detailing cycle storage provision for both staff and customers of the hotel hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented prior to the first use of the development and remain in perpetuity for its lifetime.

Reason - In order to secure proper cycle storage on site in accordance with Core Strategy Policies CC5 and DM1, and the National Planning Policy Framework.

11) a) Before the first use of the development hereby approved commences, any external lighting shall be designed and installed in accordance with a scheme that shall be submitted to and approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties. The development shall then proceed in accordance with the approved details.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

12) Prior to the first use of the development hereby approved, a delivery and servicing strategy, including a schedule of loading and unloading locations necessary for the operation of the approved use, shall be submitted to and agreed in writing by the City Council as local planning authority. Servicing shall thereafter take place in accordance with the approved strategy.

Reason - In the interests of public and highway safety and the protection of residential amenity, pursuant to policy DM1 of the Core Strategy

13) a) Prior to the commencement of the development details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development and the demolition works, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships

- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

(c) Within three months of the commencement of the approved use, a detailed report which takes into account the information and outcomes about local labour recruitment, for the end use of the development, pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

(d) Prior to the start of the use as a hotel, a Local Labour or Recruitment Plan shall be submitted and approved in writing by the City Council which outlines the immediate and future staffing of the approved end-use.

(e) Details of the results from the End User (hotel) Local Labour Proposal or Recruitment Plan shall be submitted to Manchester City Council within three months of occupation.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

14) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

15) Notwithstanding the annotations included on the approved plans, before first occupation of the development hereby approved a signage strategy shall be submitted to and agreed in writing by the City Council as local planning authority. All signage displayed at the property shall accord with the approved details.

Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

16) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) the premises shall only be used as a hotel (Use class C1), and for no other purposes within Class C, of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

17) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

18) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) Refurbishment and Fit-Out (RFO) rating of at least a 'Very Good' rating. Post construction review certificate(s) shall be submitted to and approved in writing by the City Council as local planning authority, within six months of the buildings hereby approved being first occupied.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

19) No development shall commence unless and until the Local Planning Authority has been provided with either:

a) A licence issued by Natural England pursuant to Regulation 55 of the Conservation for Habitats and Species Regulations 2019, authorising the specified development to go ahead along with details of any necessary mitigation.

Or

b) Evidence that the site is registered on an appropriate bat 'low impact' licence (CL21).

Or

c) A statement in writing from the relevant licencing body or the LPA to the effect that it does not consider that the development will require a licence.

Reason - To ensure the protection of bats and in order to comply with the Habitats Directive and pursuant to Core Strategy Policy EN4

Reason - To ensure the protection of bats and in order to comply with the Habitats Directive and pursuant to Core Strategy Policy EN4

20) The development hereby approved shall include for full disabled access to be provided in accordance with Section 2.13, and Section 3.11 Inclusive Design of the Design and Access Statement Issue: 2 22.07.2022 and Section 1.8 of DAS Revised Issue 2 dated 24.08.2023 and the email from the JTS Partnership dated 3 February 2026.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

Condition(s) to be attached to decision for approval referenced 144430/JO/2025

1) The development must be begun not later than the 28 March 2027.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

The site location plan referenced MAB46 AS05 received by the City Council as local planning authority on 3 November 2025

The drawings referenced:

MAB46 AP04	Rev H
MAB46 AP06	Rev -
MAB46 AP10	Rev A
MAB46 AP20	Rev C
MAB46 AP20.2	Rev A
MAB46 AP22	Rev B
MAB46 AP23	Rev A
MAB46 AP24	Rev A
MAB46 AP25	Rev A
MAB46 AP26	Rev A
MAB46 AP27	Rev -
MAB46 AP28	Rev -
MAB46 AP29	Rev C
MAB46 AP30	Rev C
MAB46 AP31	Rev C
MAB46 AP32	Rev A
MAB46 AP33	Rev B
MAB46 AP35	Rev C
MAB46 AP40	Rev -
MAB46 AP41	Rev -
MAB46 AP42	Rev -
MAB46 AP43	Rev -
MAB46 AP44	Rev A
MAB46 AP51	Rev A
H19147-SK-01	Rev P1
MAB B3322-PM-10-20-30-1001	Rev P05
MAB B3322-PM-10-20-30-1002-P07	Rev P07
MAB B3322-PM-10-20-30-1003	Rev P06
MAB B3322-PM-10-20-30-1004	Rev P03

All above drawings received by City Council on dates as stated in email from Applicants Agent to MCC 22 March 2024 11:10 hrs.

MAB46 AP01	Rev L
MAB46 AP02	Rev N
MAB46 AP03	Rev N

MAB46 AP03	Rev L
MAB46 AP05	Rev B
MAB46 AP07	Rev B
MAB46 AP11	Rev C
MAB46 AP14	Rev E
MAB46 AP15	Rev F
MAB46 AP16	Rev A
MAB46 AP17	Rev F
MAB46 AP18	Rev E
MAB46 AP19	Rev F
MAB46 AP20.1	Rev C
MAB46 AP20.3	Rev B
MAB46 AP21	Rev D
MAB46 AP52	Rev /

Received by the City Council as local planning authority on 3 November 2025

The following documents as submitted with application:

- o JTS Planning Statement August 2022
- o Colliers Letter undated
- o JTS Heritage Statement dated July 2022
- o Ardent Consulting Passenger Lift Condition Survey
- o Alison Pike Design & Access Statement Issue 22 July 2022
- o Hepworth Noise Impact Assessment November 2021 20th February 2023
- o JTS Heritage Statement dated July 2022 (Updated February 2023)
- o Alison Pike Addendum Design & Access Statement Issue 17 February 2023 and 4th September 2023
- o JTS Heritage Statement dated July 2022 (Updated February 2023 & August 2023)
- o Alison Pike Addendum Design & Access Statement addendum Issue 24 August 2023 22nd December 2023
- o JTS Heritage Statement Addendum dated December 2023
- o Alison Pike Addendum Design & Access Statement Issue 1 December 2023

Email from applicant's agent to MCC with drawing schedule and submission dates 22 March 2024 11:10 hrs.

Addendum Design Statement prepared by Alison Pike Issue 5 dated 20 October 2025 received by the City Council as local planning authority on 3 November 2025

Addendum Heritage Statement dated November 2025 and referenced ND/mac/8947 received by the City Council as local planning authority on 3 November 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Notwithstanding the information detailed within Condition 2 of this application, full and final details of the following works shall be submitted to and formally agreed in writing with Manchester City Council as Local Planning Authority ahead of works commencing to each of those elements a) to j):

(a) Full and final details, including product specifications of the cladding to external lift, spandrel glass, and louvres to windows to rear elevation to include the submission of a material samples panel.

- (b) Full and final details of the proposed works to main stairwell, including to walls, ceilings, floors and joinery.
- (c) Full and final details of the proposed finishes to elevations, walls, ceilings and floors including samples of any cleaning, repair and reinstatement works.
- (d) A method statement and full and final details of works to original and historic fabric and features, including borrowed lights, windows, doors, tiles, ceilings and plaster.
- (e) The proposed secondary glazing including an in situ sample.
- (f) Full and final details of M&E services and drainage, including details of appearance, containment, position and manifestation, other than those on approved plans.
- (g) Full and final detail of any external lighting and other external fixtures and fittings.
- (h) Full and final details of the repair and consolidation works to the ceilings, glazing and associated historic fabric to Former Clerk's Hall prior to any works which could damage the original fabric.
- (i) Full and final details of the proposed shutter to the rear.
- (j) Full and final details of new external and internal doors and fanlights.

2) Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority prior to the erection of any scaffolding.

All above works shall be completed in accordance with the approved details and shall be completed prior to the completion of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Historic England
Basement, 41 Spring Gardens, Manchester, M2 2GB
Third Floor, 81 King Street, Manchester, M2 4AH
Fifth Floor, 40 Spring Gardens, Manchester, M2 1EN
Fourth Floor, Tootal House, 19 - 21 Spring Gardens, Manchester, M2 1FB
50 Spring Gardens, Manchester, M2 1EN
House Of Evelyn, Unit A, 40 Spring Gardens, Manchester, M2 1EN
Second Floor, 19 Spring Gardens, Manchester, M2 1FB
43A Brown Street, Manchester, M2 2JJ
Tenth Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
Fifth Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
Browns Bar And Brasserie, 1 York Street, Manchester, M2 2AW
Fourth Floor, 19 Spring Gardens, Manchester, M2 1FB
Cafe Beermoth, Brown Street, Manchester, M2 1DA
Eighth Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
Third Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
First Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
Sixth Floor, 40 Spring Gardens, Manchester, M2 1EN
Third Floor, 19 Spring Gardens, Manchester, M2 1FB
Ground Floor, 19 Spring Gardens, Manchester, M2 1FB
Ground Floor, 41 Spring Gardens, Manchester, M2 2GB
Sixth Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
SPACEZERO (NORTH) LTD, Mezzanine Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
Unit B, 40 Spring Gardens, Manchester, M2 1EN
Sixth Floor, 19 Spring Gardens, Manchester, M2 1FB
Fifth Floor, Tootal House, 19 - 21 Spring Gardens, Manchester, M2 1FB
39 Spring Gardens, Manchester, M2 2BG
Fourth Floor, 81 King Street, Manchester, M2 4AH
Second Floor, 81 King Street, Manchester, M2 4AH
Ground Floor, 26 Spring Gardens, Manchester, M2 1BB
Seventh Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
Seventh Floor, 40 Spring Gardens, Manchester, M2 1EN
4 Marble Street, Manchester, M2 3AW
First Floor To Fifth Floor, 41 Spring Gardens, Manchester, M2 2BG
Ground Floor, 81 King Street, Manchester, M2 4AH
Eleventh Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
Ninth Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
First To Fourth Floor, 40 Spring Gardens, Manchester, M2 1EN
Eighth Floor, 40 Spring Gardens, Manchester, M2 1EN
First Floor, 19 Spring Gardens, Manchester, M2 1FB
42 - 44 Fountain Street, Manchester, M2 2AE
Fourth Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
Second Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
36 Fountain Street, Manchester, M2 2BE
38 Fountain Street, Manchester, M2 2BE
3 York Street, Manchester, M2 2AW
40 Fountain Street, Manchester, M2 2BE
Fifth Floor, 19 Spring Gardens, Manchester, M2 1FB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Upper King Street (Extension) Conservation Area 1985

Area Team Boundary - Name: CENTRAL