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Our ref: ND/AL/8947

3rd February 2026

Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

Dear Sir or Madam

Planning Portal References: PP-14662443 & PP-14662584
Applications to Discharge:

- **Conditions 3, 7, 9(a i), 14 & 19 of Planning Permission 134736/FO/2022 &**
- **Conditions 3(a), 3(b), 3(c), 3(d), 3(e), 3(f), 3(g), 3(h), 3(i) & 3(j) of Listed Building Consent 134737/LO/2022.**

Browns Manchester, 1-3 York Street, Manchester, M2 2AW

On behalf of our client, Mitchells & Butlers Retail Ltd (the Applicant), we are pleased to submit an application for the discharge of Conditions 3, 7, 9(a i), 14 & 19 of planning permission 134736/FO/2022, which concerns the change of use of the mezzanine, first, second and third floors of No. 1-3 York Street, from offices to hotel (Use Class C1), with associated alterations to the front entrance and the construction of a new lift shaft to rear.

We also submit an application to discharge Conditions 3(a), 3(b), 3(c), 3(d), 3(e), 3(f), 3(g), 3(h), 3(i) & 3(j) of the related grant of listed building consent 134737/LO/2022.

List of drawings and documents submitted with the applications

This application to discharge the planning conditions comprises the following:

- This Covering Letter, dated 3rd February 2026.
- Completed Application Form & Certificate.
- Drawing No. AS05 Site Location Plan.
- Decision Notice 134736/FO/2022, dated 28th March 2025.

Condition 7 (Refuse storge and disposal)

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

Condition 9(a i) (External materials specification)

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- 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.

This application to discharge the listed building consent conditions comprises:

- This Covering Letter, dated 3rd February 2026.
- Completed Application Form & Certificate.
- Drawing No. AS05 Site Location Plan.
- Decision Notice 134737/LO/2022, dated July 2025.

Condition 3a (Material Schedule & Specification)

- Drawing MAB46 AP101: Proposed Elevations External Material Specification.
- Drawing MAB46 AP102: Proposed Elevations External Material Specification.
- MAB46 Materials Schedule Issue 01.

Condition 3b (Main Stairwell)

- Drawing MAB46 AD45: Existing Entrance Lobby Details.
- Drawing MAB46 AD46B: Existing Entrance Lobby Details.
- Drawing MAB46 AL250: First Floor Corridor & Stairs Floor Finishes.
- Drawing MAB46 AL253: Second Floor Corridor & Stairs Floor Finishes.
- Drawing MAB46 AL256: Third Floor Corridor & Stairs Floor Finishes.
- Drawing MAB46 AL259: Fourth Floor Corridor & Stairs Floor Finishes.
- Drawing MAB46 AX05A: Proposed Stair Sections Sheet 01 of 02.
- Drawing MAB46 AX06A: Proposed Stair Sections Sheet 02 of 02.

Condition 3c (Proposed Internal Finishes)

- Drawing MAB46 AZ100.01A: Standard Bedroom Internal Finishes.
- Drawing MAB46 AZ100.02A: Family Bedroom Internal Finishes.
- Drawing MAB46 AZ100.03A: Standard UA Bedroom Internal Finishes.
- Drawing MAB46 AZ101.01A: Select+ Bedroom Internal Finishes.
- Drawing MAB46 AZ101.02A: Select+ UA Bedroom Internal Finishes.
- Drawing MAB46 AZ102.01A: Select+ Boutique Bedroom Internal Finishes.
- Drawing MAB46 AZ103.01X: Reception & Lounge Internal Finishes.
- Drawing MAB46 AZ103.02X: Corridors & Main Stairs Internal Finishes.

Condition 3d (Works to Historic & Original Features)

- AZ.10 External Repairs & Finishes Specification.
- AZ.11 Interior Repairs & Finishes Specification.

Condition 3e (Secondary Glazing Sample)

- Drawing MAB46 AD10: Secondary Glazing Details Type 1.
- Drawing MAB46 AD11: Secondary Glazing Details Type 2.
- Drawing MAB46 AD12: Secondary Glazing Details Type 3.
- Drawing MAB46 AD13: Secondary Glazing Details Type 4.
- Drawing MAB46 AD14: Secondary Glazing Details Type 5.
- Drawing MAB46 AD15: Secondary Glazing Details Type 6.
- Drawing MAB46 AD16: Secondary Glazing Details Type 7.
- Drawing MAB46 AZ01: Secondary Glazing Schedule.

Condition 3f (M&E and Drainage)

- Drawing MAB46 AL32B: Basement Drainage Setting Out Plan.
- Drawing MAB46 AL33: Ground Floor Drainage Setting Out Plan.
- Drawing MAB46 AL34: First Floor Drainage Setting Out Plan.
- Drawing MAB46 AL35: Second Floor Drainage Setting Out Plan.
- Drawing MAB46 AL36: Third Floor Drainage Setting Out Plan.
- Drawing MAB46 AL37: Fourth Floor Drainage Setting Out Plan.
- Drawing MAB46 AL38: Proposed Roof Void Drainage Plan.

Condition 3g (External Lighting)

- Drawing MAB46 AP101: Proposed Elevations External Material Specification.
- Drawing MAB46 AP102: Proposed Elevations External Material Specification.

Condition 3h (Clerk's Hall Ceiling)

- Drawing MAB46 AP36: Existing Timber Roof Frame Record Photos.
- Drawing MAB46 AP103: Clerks Hall Ceiling Relocation Details.

Condition 3i (Roller Shutter)

- Drawing MAB46 AZ55 ED03: Roller Shutter Door Schedule and Details.

Condition 3j (New Doors)

- Drawing MAB46 AZ56: Door Type ED02 Schedule and Details.
- Drawing MAB46 AZ57: Door Type AH Schedule and Details.
- Drawing MAB46 AZ59: Door Type AZ59 Door Type AG Schedule and Details.
- Drawing MAB46 AZ61: Door Type A Schedule and Details.
- Drawing MAB46 AZ62: Door Type B Schedule and Details.
- Drawing MAB46 AZ63: Door Type C Schedule and Details.
- Drawing MAB46 AZ64: Door Type D Schedule and Details.

- Drawing MAB46 AZ65: Door Type E Schedule and Details.
- Drawing MAB46 AZ66: Door Type F Schedule and Details.
- Drawing MAB46 AZ67: Door Type G Schedule and Details.
- Drawing MAB46 AZ68: Door Type H Schedule and Details.
- Drawing MAB46 AZ69: Door Type I Schedule and Details.
- Drawing MAB46 AZ70: Door Type J Schedule and Details.
- Drawing MAB46 AZ71: Door Type K Schedule and Details.
- Drawing MAB46 AZ72: Door Type L Schedule and Details.
- Drawing MAB46 AZ73: Door Type M Schedule and Details.
- Drawing MAB46 AZ74: Door Type N Schedule and Details.
- Drawing MAB46 AZ75: Door Type Q Schedule and Details.
- Drawing MAB46 AZ76: Door Type R Schedule and Details.
- Drawing MAB46 AZ77: Door Type S Schedule and Details.
- Drawing MAB46 AZ78: Door Type T Schedule and Details.
- Drawing MAB46 AZ79: Door Type U Schedule and Details.
- Drawing MAB46 AZ80: Door Type W Schedule and Details.
- Drawing MAB46 AZ81: Door Type X Schedule and Details.
- Drawing MAB46 AZ82: Door Type Y Schedule and Details.
- Drawing MAB46 AZ83: Door Type Z Schedule and Details.
- Drawing MAB46 AZ84: Door Type AA Schedule and Details.
- Drawing MAB46 AZ85: Door Type AB Schedule and Details.
- Drawing MAB46 AZ86: Door Type AC Schedule and Details.
- Drawing MAB46 AZ87: Door Type AD Schedule and Details.
- Drawing MAB46 AZ88: Door Type AE Schedule and Details.
- Drawing MAB46 AZ89: Door Type AF Schedule and Details.

Planning Condition 3: Extraction

The **full** discharge of **Condition 3** is sought. It reads as follows:

> *"Before development commences a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.*
>
> *Reason – In the interests of the amenities of the occupiers nearby properties in order to comply with saved policy of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy."*

The hotel does not have a kitchen or bar, with breakfast and guest meals being served in the existing Browns Restaurant and Bar that occupies the ground floor of the building and which will be operated in conjunction with the hotel. Accordingly, no fumes, vapours or odours will be created or need to be extracted as part of this development. We, therefore, request that this condition be discharged.

Planning Condition 7: Refuse & Recycling Storage

The **full** discharge of **Condition 7** is sought. It reads as follows:

> *"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 in operation.

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

The application is accompanied by drawing MAB46 AP100 REV A Proposed Bin Store Layout, which shows that a dedicated area for the storage of refuse (with segregated waste and recycling areas) will be created in the existing internal service area that is accessed from Milk Street. Refuse will be picked up by private collection. This should hopefully suffice to fully discharge this condition.

Planning Condition 9: External Materials

An application (144430/JO/2025) has been submitted to vary **Condition 9.** The requested changes are highlighted in red type. The application includes details relating to item 9(a i) and thus seeks the **partial** discharge of this condition.

"a) Prior to the commencement of development, and unless otherwise specified, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

i. baseline ~~samples and~~ specifications of all materials to be used on all external elevations (including final details to Milk Street windows and grilles, extension and Roller shutters);

Thereafter, and prior to installation the following shall be submitted and approved in writing by the City Council, as Local Planning Authority.

ii. samples and drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme; and

iii. a programme for the production of the full sized sample panels and for a strategy for quality control management.

The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames.

~~b) The sample panels and quality control management strategy shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme and drawings as agreed above.~~

The development shall be carried out in accordance with the approved details.

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."

This application is accompanied by drawings MAB46 AP101 & AP102, a Materials Schedule and drawing AZ55 ED03, which provides details of the shutter doors. This should hopefully suffice to partially discharge this condition.

Planning Condition 14: Secure by Design

The **full** discharge of **Condition 14** is sought. It reads as follows:

> *"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."*

The application is accompanied by a Security Needs Assessment, and a Security Needs Assessment Letter, to help discharge this condition.

Planning Condition 19: Bats

The **full** discharge of **Condition 19** is sought. It reads as follows:

> *"No development shall commence unless and until the Local Planning Authority has been provided with either:*
>
> *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*
>
> *Evidence that the site is registered on an appropriate bat 'low impact' licence (CL21)*
>
> *Or*
>
> *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 that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1."*

This application is accompanied by a Preliminary Bat Roost Assessment Report, dated July 2025. The advice received from the Applicant's ecologist is that the Bat Roost Assessment should be sufficient to discharge the condition. Can the Council's ecology team confirm whether they agree with the conclusion and, in accordance with Option 3 of the condition, provide written confirmation that a licence is not required.

Listed Building Condition 3

The **full** discharge of **Condition 3** is sought. It reads:

"3) Not withstanding the information as set out on the approved plans, additional details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority (pre-commencement):

(a) Full and final details, including product specification and samples of the cladding to external lift, spandrel glass, and louvres to windows to rear elevation, prior to alterations to all but one window to rear required to accommodate the sample.

This application is accompanied by drawing MAB46 AP101 Proposed Elevations External Material Specification, drawing MAB46 AP102 Proposed Elevations External Material Specification and MAB46 Materials Schedule Issue 01, to help discharge Condition 3a.

(b) Full and final details of the proposed works to main stairwell, including to walls, ceilings, floors and joinery.

This application is accompanied by drawing MAB46 AD45 Existing Entrance Lobby Details, drawing MAB46 AD46 REV B Existing Entrance Lobby Details, drawing MAB46 AL250 First Floor Corridor & Stairs Floor Finishes, drawing MAB46 AL253 Second Floor Corridor & Stairs Floor Finishes, drawing MAB46 AL256 Third Floor Corridor & Stairs Floor Finishes, drawing MAB46 AL259 Fourth Floor Corridor & Stairs Floor Finishes, drawing MAB46 AX05 REV A Proposed Stair Sections Sheet 01 of 02, drawing MAB46 AX06 REV A Proposed Stair Sections Sheet 02 of 02, to help discharge Condition 3b.

(c) Full and final details of the proposed finishes to elevations, walls, ceilings and floors, including samples of any cleaning, repair and reinstatement works.

This application is accompanied by drawing MAB46 AZ100.01 REV A Standard Bedroom Internal Finishes, drawing MAB46 AZ100.02 REV A Family Bedroom Internal Finishes, drawing MAB46 AZ100.03 REV A Standard UA Bedroom Internal Finishes, drawing MAB46 AZ101.01 REV A Select+ Bedroom Internal Finishes, drawing MAB46 AZ101.02 REV A Select+ UA Bedroom Internal Finishes, drawing MAB46 AZ102.01 REV A Select+ Boutique Bedroom Internal Finishes, drawing MAB46 AZ103.01 X Reception & Lounge Internal Finishes, and drawing MAB46 AZ103.02 X Corridors & Main Stairs Internal Finishes, to discharge Condition 3c.

(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.

This application is accompanied by AZ.10 External Repairs & Finishes Specification and AZ.11 Interior Repairs & Finishes Specification, to discharge Condition 3d.

(e) An in-situ sample of the proposed secondary glazing prior to installation of all but one secondary glazing units.

This application is accompanied by drawing MAB46 AD10 Secondary Glazing Details Type 1, drawing MAB46 AD11 Secondary Glazing Details Type 2, drawing MAB46 AD12 Secondary Glazing Details Type 3, drawing MAB46 AD13 Secondary Glazing Details Type 4, drawing MAB46 AD14 Secondary Glazing Details Type 5, drawing MAB46 AD15 Secondary Glazing Details Type 6, drawing MAB46

AD16 Secondary Glazing Details Type 7, and drawing MAB46 AZ01 Secondary Glazing Schedule, to discharge Condition 3e.

(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.

This application is accompanied by drawing MAB46 AL32 REV B Basement Drainage Setting Out Plan, drawing MAB46 AL33 Ground Floor Drainage Setting Out Plan, drawing MAB46 AL34 First Floor Drainage Setting Out Plan, drawing MAB46 AL35 Second Floor Drainage Setting Out Plan, drawing MAB46 AL36 Third Floor Drainage Setting Out Plan, drawing MAB46 AL37 Fourth Floor Drainage Setting Out Plan and drawing MAB46 AL38 Proposed Roof Void Drainage Plan, to help discharge Condition 3f.

(g) Full and final details of any external lighting and other external fixtures and fittings.

This application is accompanied by drawing MAB46 AP101 Proposed Elevations External Material Specification and drawing MAB46 AP102 Proposed Elevations External Material Specification, to help discharge Condition 3g.

(h) Full and final details of the repair and consolidation works to the ceilings, glazing and associated historic fabric to Former Clerk's Hall.

This application is accompanied by drawing MAB46 AP36 Existing Timber Roof Frame Record Photos and drawing MAB46 AP103 Clerks Hall Ceiling Relocation Details, to help discharge Condition 3h.

(i) Full and final details of the proposed shutter to rear.

This application is accompanied by drawing MAB46 AZ55 ED03 Roller Shutter Door Schedule and Details, to help discharge Condition 3i.

(j) Full and final details of new external and internal doors and fanlights. 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. No development shall commence unless and until the above details have been agreed.

This application is accompanied by drawing MAB46 AZ56 Door Type ED02 Schedule and Details, drawing MAB46 AZ57 Door Type AH Schedule and Details. drawing MAB46 AZ59 Door Type AZ59 Door Type AG Schedule and Details, drawing MAB46 AZ61 Door Type A Schedule and Details, drawing MAB46 AZ62 Door Type B Schedule and Details, drawing MAB46 AZ63 Door Type C Schedule and Details, drawing MAB46 AZ64 Door Type D Schedule and Details, drawing MAB46 AZ65 Door Type E Schedule and Details, drawing MAB46 AZ66 Door Type F Schedule and Details, drawing MAB46 AZ67 Door Type G Schedule and Details, drawing MAB46 AZ68 Door Type H Schedule and Details, drawing MAB46 AZ69 Door Type I Schedule and Details, drawing MAB46 AZ70 Door Type J Schedule and Details, drawing MAB46 AZ71 Door Type K Schedule and Details, drawing MAB46 AZ72 Door Type L Schedule and Details, drawing MAB46 AZ73 Door Type M Schedule and Details, drawing MAB46 AZ74 Door Type N Schedule and Details, drawing MAB46 AZ75 Door Type Q Schedule and Details, drawing MAB46 AZ76 Door Type R Schedule and Details, drawing MAB46 AZ77 Door Type S

Schedule and Details, drawing MAB46 AZ78 Door Type T Schedule and Details, drawing MAB46 AZ79 Door Type U Schedule and Details, drawing MAB46 AZ80 Door Type W Schedule and Details, drawing MAB46 AZ81 Door Type X Schedule and Details, drawing MAB46 AZ82 Door Type Y Schedule and Details, drawing MAB46 AZ83 Door Type Z Schedule and Details, drawing MAB46 AZ84 Door Type AA Schedule and Details, drawing MAB46 AZ85 Door Type AB Schedule and Details, drawing MAB46 AZ86 Door Type AC Schedule and Details, drawing MAB46 AZ87 Door Type AD Schedule and Details, drawing MAB46 AZ88 Door Type AE Schedule and Details and drawing MAB46 AZ89 Door Type AF Schedule and Details, to discharge Condition 3j.

Statutory Application Fees

We have calculated the statutory fee for the application to discharge the planning conditions to be £298.00 plus £85.00 of service charge, which has been paid in full.

However, there is no statutory application fee for the application to discharge the listed building consent conditions, as it relates to a listed building application.

If any further information is required with respect to any aspect of this submission, please contact Mr N Davey or Miss A Lai at this office.

Yours faithfully,

[redacted]

Alicia Lai
For and on behalf of The JTS Partnership LLP