



Planning

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Miss Lauren Neary
Avison Young
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Date: 18 December 2025

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 144660/NMC/2025

Description: Non-material amendment to conditions 3 (Materials) and 8 (Suds) attached to planning permission 134640/FO/2022 to amend triggers for submission of information

Location: Treehouse Hotel, Blackfriars Street, Manchester, M3 2EQ

I refer to your application for a non-material amendment to planning permission reference 134640/FO/2022.

Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area nor will they have any significant material impact upon the overall quality of the development

Reason 2: The re-wording of conditions is required to amend the triggers for submission of details due to the development of the delivery/ implementation programme.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 134640/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 134640/FO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) (a) The development shall be carried out on the basis of the following: 1. Property Alliance Group/ Starwood Capital Group, Premier House, Facade Schedule & Quality Plan by Jon Matthews Architects Issue No. 02 09.11.23 and samples presented at meeting 23-11-23.

(b) The sample panels approved in part (a) and a final quality control management strategy shall be submitted to and approved in writing prior to above ground works commencing.

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."

8) No above ground development works shall take place until surface water drainage works have been implemented in accordance with the following:

a) Drainage Strategy Report;

b) Drainage CCTV Reports including; Manchester Culvert Drainage 11.06.21; Manchester FW&SW 19.05.21; OOH CCTV 15.06.21; and, Vaults Drainage 12.07.21; MSCC5 Sewers & Drainage GB (SRM5 Scoring) Report 08/09/23; Drainage Mapping (stamped as received on 14-09-23), CCTV Drain Survey 11 /09/23; and Manhole Report 03-06-23;

c) Drainage Drawings: REN-BGE-C-GEN-005 P02; REN-BGE-C-GEN-010 P00; REN-BGE-C-GEN-011 P00; RENBGE-C-GEN-012 P03; REN-BGE-C-GEN-013 P00; REN-BGE-C-GEN-016 P02; REN-BGE-C-GEN-021 P00; REN-BGE-C-GEN-023-P01; REN-BGE-C-GEN-024 P00; REN-BGE-C-GEN-024 P01; REN-BGE-C-GEN-025 P00; REN-BGE-C-GEN-026-P01; REN-BGE-C-GEN-030 P01; REN-BGE-C-GEN-035 P02; REN-BGE-C-GEN-036 P00; REN-BGE-C-GEN-037 P00; REN-BGE-C-GEN-038 P00; REN-BGE-C-GEN-039 P01; REN-BGE-C-GEN-045 P03; REN-BGE-C-GEN-050 P01; REN-BGE-C-GEN-051 P05; REN-BGE-C-GEN-052 P01; REN-BGE-C-GEN053 P01; REN-BGE-C-GEN-054 P01; REN-BGE-C-GEN-060-C04; REN-BGE-C-GEN-061-C02; REN-BGE-CGEN-062-P00; REN-BGE-C-GEN-063-C02; and REN-BGE-C-GEN-064-C02;

d) Dwgs REN-BGE-C-GEN-050 REV P01 PROPOSED DRAINAGE - BASEMENT LEVEL - SOUTHERN PLAN and REN-BGE-C-GEN-010 REV P00 EXISTING DRAINAGE - BASEMENT LEVEL - SOUTHERN PLAN; and,

e) Drawing Number: Aqua.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing