

12 December 2025

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA
FAO Jennifer Atkinson

Dear Jennifer,

325 – 327 Deansgate, Manchester – Application for Full Discharge of Condition 10, 38, 39 and 41 of Planning Permission Ref: 139059/JO/2024

On behalf of Jedi Deansgate Ltd, please find enclosed an application to fully discharge Condition 10, 38, 39, and 41 attached to Planning Permission Ref: 139059/JO/2024 in relation to 325-327 Deansgate.

Background

For completeness, the description of development, as stated on the decision notice of Planning Permission ref 139059/JO/2024 is as follows:

“Variation of conditions 2, 18a, 19a, 21, 22, 23, 27, 30, 31, 35, 39, 42 attached to planning permission ref. 125804/FO/2019 (as amended by 134854/NMC/2022, 136154/NMC/2023 and 137169/NMC/2023) for elevational alteration and changes to facade materials together with increase in building height to form plant screen.”

Condition Discharge

This section sets out the relevant condition and document that are submitted in support of the application for partial discharge of Condition 10 and the full discharge of conditions 38, 39 and 41.

Condition 10 – Material Panel

The wording of Condition 10 is as follows:

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee (“DTTL”). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms.

(a) The materials programme is approved in accordance with the Materials Schedule (June 2023) prepared by SimpsonHaugh & Partners received by the City Council, as Local Planning Authority, on the 15 January 2024.

(b) The materials panel shall be submitted for approved in line with (part a) of this condition in line with the timescales previously agreed.

The approved materials shall then be implemented as part of the development.

The Material Programme included in condition a) includes details of Materials and a Quality Control Statement (item nos. 1-13). Information has previously been discharged in relation to Condition 10 (ref: CDN/25/0465). The Materials Programme, detailed in part 1 of the condition has been regularly updated by the Design Team to reflect the production of the Sample Panel and on site discussions with Planning Officers at the Council. Item 11 relates to the Aluminium Soffit Panel, the details of which were reviewed and agreed on site on 13 October 2025. Item 13 relates to brick detailing; revised brick detailing was also agreed on site on 13 October.

This submission therefore seeks the full discharge in relation to item no.s 11 and 13 of the Materials Schedule (June 2023) (Equating to item nos. 11 and 13 of Rev05). To support the full discharge of Condition 10, we are submitting the following:

- Material Sample Programme (Doc ref: 10446-Condition 10_Sample Schedule_P05), prepared by SimpsonHaugh
- Images of the VMU as seen on Site 13 October 2025.

Condition 38- Signage Strategy- Aparthotel

The wording of Condition 38 is as follows:

38) Prior to the first use of the aparthotel hereby approved a signage strategy for the building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.

An advertisement consent application for the erection of 5no external signs is being submitted concurrently with this submission, the details of which have been agreed with the LPA in our meeting on 19 September 2025 and on site on 13 October. Therefore, a signage strategy is being submitted to support the full discharge of condition 38.

- Signage Strategy (Doc ref:10446-A-B5D8-RP-SS-001), prepared by Simpsonhaugh

Condition 39- Signage Strategy – Commercial Units

The wording of Condition 39 is as follows:

39) Prior to the first use of each commercial unit within the development as indicated on drawings 0185-SHP-Z1-00-PL-A-B5D8- G200- 0001_Rev 03 and 10185-SHP-Z1-0M-PL-A-B5D8- G200-0001_Rev 03 received by the City Council, as Local Planning Authority, on the 15 January 2024, a signage strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented as part of each phase of the development.

The signage strategy submitted in support of this application also includes details of the signage for the proposed ancillary commercial user. This submission therefore seeks the discharge of condition 39.

Please note that an amendment application is shortly being submitted which seeks to remove the standalone commercial unit. However, it is intended that a commercial operator will run a café within the hotel reception. The signage strategy therefore includes for signage for this operator.

Condition 41- Aparthotel door details

The wording of Condition 41 is as follows:

41) Prior to the first use of the aparthotel elements of the development hereby approved, details of the doorways to the ground floor entrances of building, showing them opening inwards, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained for as long the development remains in use.

Condition 41 sets out that details of doorways to the ground floor entrances showing them opening inwards must be submitted for approval prior to use. All ground floor entrances of the development open inwards, with only the emergency escape doors opening outward, where safety requires this.

The direction of the openings of the ground floor entrances is included on plan ref: 10446-SHP-Z0-A-G200-PL-00-001.

Summary

In addition to the documents listed in the above section and this Covering Letter, the application also comprises the application form.

The application has been submitted through the Planning Portal and the reference number for this application is PP- 14433704. The requisite fee of £298.00 (including £85.00 service fee) has been paid through Planning Portal.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of conditions 10, 38, 39, and 41, as outlined above. If you require any further details, please do not hesitate to contact my colleagues Niall Alcock (0161 455 6787 / nalcock@deloitte.co.uk), Rachel Poole (0161 455 6272 / rpole@deloitte.co.uk) or Lottie Hales (07345 029777 / lohales@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