

Our Ref: AZWM/DEA560-2475483
Your Ref: Renaissance
20th January 2026

To:

Deansgate SOF Alliance LeaseCo Limited

FAO Mr Dylan Williams
Development Director
Property Alliance Group
Alliance House, Unit 14 Westpoint Enterprise Park,
Clarence Avenue,
Trafford Park,
Manchester M17 1QS

By e-mail: dw@propertyalliance.com

Dear Sir or Madam

**Re: Location: Treehouse Hotel, Blackfriars Street, Manchester, M3 2EQ
Confirmation of Lawful Implementation of Planning Permission 134640/FO/2022**

I have been instructed on behalf of Deansgate SOF Alliance LeaseCo Limited to provide a legal opinion in respect of the implementation of the following planning permission:

134640/FO/2022 dated 27th January 2023 - Full planning for erection of 5-storey office-led mixed use development. Condition 22 amended under s96A (138415/NMC/2023) 22nd November 2023 and conditions 3 and 8 amended under s96A (144660/NMC/2025) 18th December 2025 ('the Office Scheme')

Condition 1 of this permission requires that the development must be begun not later than the expiration of three years beginning with the date of the permission (i.e. 26th January 2026)

I have reviewed the following relevant documentation:

- i. Copies of the decision notices for the Office Scheme
- ii. Planning conditions tracker for 134640/FO/2022 (Avison Young – updated 19th December 2025)
- iii. Photographic evidence dated 18th December 2025 of the works undertaken in respect of the Office Scheme as described below – together with a plan showing those works in the context of the development

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The above information confirms that all proper pre-commencement conditions have been discharged/complied with at the point of implementation.

The photographic evidence referred to above is a series of photos showing the carrying out of trench works associated with the laying of services for the Office Scheme.

In my view the above works are sufficient to constitute a 'material operation' within the meaning of Section 56(4) of the Town and Country Planning Act 1990 and the works have occurred within the relevant 3 year time limit imposed by condition 1 of the planning permission.

On the basis of the information and evidence I have reviewed, it is my opinion that the works undertaken were done in compliance with the terms of the planning permission, constitute lawful implementation and accordingly the planning permission is extant.

This letter is provided for your use and may be shared with the Local Planning Authority, Manchester City Council.

Should you have any further queries, please do not hesitate to contact me.

Yours sincerely

ANDREW MORGAN

**PARTNER
DAC Beachcroft**