

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 144660/NMC/2025  
**Date registered valid:** 1 December 2025  
**Proposal:** Non-material amendment to conditions 3 (Materials) and 8 (Suds) attached to planning permission 134640/FO/2022 to amend triggers for submission of information  
**Address:** Treehouse Hotel, Blackfriars Street, Manchester, M3 2EQ  
**Ward(s):** Deansgate Ward  
  
**Applicant:** Deansgate SOF Alliance LeaseCo Ltd  
**Agent (if any):** Miss Lauren Neary Avison Young  
**Case officer:** Angela Leckie  
Tel: 0161 234 4651  
Email: [angela.leckie@manchester.gov.uk](mailto:angela.leckie@manchester.gov.uk)  
**Recommendation:** Approve  
**Date of recommendation:** 17-12-25

#### Application details

**Type of application:** Non-Material Change Application

**Development type:** Notifications

**Date of site visit:** N/A

#### Standard consultations:

No consultations have been printed and sent.

#### Neighbour notifications

No neighbour notifications have been printed and sent.

#### Site notice

No site notice has been produced

#### Press advert

No press advert had been published

**Departure from Development Plan:** No

**Environmental Statement:** Not required

**Description of site/building**

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

Consent was granted in 2022 (application ref no 134640/FO/2022) for the erection of a 5-storey building comprising new office space (Use Class E) (floors 1-4) with ground floor reception area and commercial units x 4 (retail/ food and beverage floorspace (Class E/ Sui Generis Drinking Establishment Use), supporting infrastructure and ancillary facilities including changing and shower facilities, refuse store, plant areas, cycle store and other ancillary facilities within lower ground floor, new rooftop amenity space for use of occupiers of floors 1-4, new roof top plant, new public realm and landscaping, new escape stair to car park below and amendments to existing servicing arrangements including new service yard entrance, following demolition of the existing structure with the exception of structural elements that tie in with the Renaissance Hotel

The site lies within the wider 2018 Ramada Complex SRF Area and specific area which is the subject of this application is located in the south eastern portion of the SRF Area. The wider site has long been earmarked for comprehensive development, including most recently within the adopted Ramada Complex Strategic Regeneration Framework (SRF), adopted by Manchester City Council in May 2018. The site was recently acquired by the Applicant as part of a joint venture between Property Alliance Group and Starwood Capital Group, with a view to redeveloping the wider site moving forward.

The emerging wider proposals comprise part refurbishment, part redevelopment of the existing buildings to provide high quality new hotel, office and residential use, with new public realm. In addition to the above application, consent was granted earlier in 2021 (application ref no 129468/FO/2021) for the replacement of windows to the hotel building. This was proposed as part of initial enabling works as part of the wider plans for the complex which will see the hotel building retained, overhauled and upgraded, to facilitate the creation of a safe and watertight enclosure. The works are also necessary to allow further investigations and some initial internal enabling works to progress within the hotel building ahead of the more detailed proposals coming forward for the redevelopment of the wider site.

Consent has also been granted under application ref no 130446/FO/2021 for Development comprising external alterations to the existing hotel building including new building entrance, creation of a rooftop bar and outdoor terrace, modifications to the conference suite mezzanine block, creation of a rooftop kitchen garden, modifications to the building facades, public art installations and other works.

An application for the erection of a part ground and 26 storey, part ground and 13 storey building to form 300 no. residential apartments (Class C3) and ground floor retail/ leisure floorspace (Class E/ Sui Generis (drinking establishments), together with private amenity space for residents (gym, cinema room and external terraces), new public realm to include riverside walkway and leisure/ food and beverage space (Class E/ Sui Generis (drinking establishments/ drinking establishments with food provision/ hot food takeaways), new landscaping, parking (36 spaces level -1), 300 cycle parking spaces, servicing, supporting infrastructure and associated works (application ref no 132088/FO/2021) has been approved subject to the signing of a S106 agreement in relation to affordable housing contributions.

The wider holistic masterplan for the site aims to transform and regenerate the final piece of the City Council's City Centre Masterplan in a deliverable manner following several previous failed attempts. Most recently, this was in the form of a mixed use scheme in 2008, comprising 4 new buildings, the tallest at 35 storeys and a 2018 Strategic Regeneration Framework by MCC and Urban & Civic. Despite the efforts of well established and experienced and MCC officers the lack of activity over the last 20 years serves to illustrate the complexities associated with bringing forward the meaningful regeneration of the site and all previous proposals for wholesale demolition and redevelopment have been considered to ultimately be undeliverable.

### **Description of area**

The building lies within an area of the City Centre that contains a variety of uses including bars, restaurants, commercial and residential uses including apartments at no.1 Deansgate opposite the site.

### **Description of development**

Consent is sought to amend the triggers for implementation of works approved in discharge of condition 8 and for the presentation of sample panels (condition 3) to be submitted prior above ground works rather than on commencement of development.

### **Consultations & Notification Responses**

None

### **Issues**

### **Principle of Proposed Amendments**

The re-wording of conditions 3 and 8 is required to amend the triggers for submission of details to align with development of the emerging implementation programme and this approach is considered to be acceptable. Drainage works would be completed before any above ground works commence.

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. The proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority

### **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:** Approve

## **Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse**

1) 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 or will they have any significant material impact upon the overall quality of the development

2) 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.

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.

## **Appendix 1 – List of consultees & neighbours notified**

## **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

Flood Zones Type 2 (low to medium risk) -

Flood Zone Plus Climate Change -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL