

18 December 2025

Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Jennifer Atkinson

Dear Jennifer,

325 Deansgate, Manchester – Application for Minor-Material Amendments to Planning Permission 139059/JO/2024

On behalf of our client, Jedi Deansgate Ltd (the ‘Applicant’), we hereby submit an application under Section 73 of the Town and Country Planning Act 1990. This application seeks Minor Material Amendments (‘MMA’) to Planning Permission 139059/JO/2024.

The Site (hereby referred to as ‘325 Deansgate’) is located in Manchester City Centre and is bounded by Trafford Street and the Deansgate public house to the north, Century Street to the east, Whitworth Street West and the Deansgate-Castlefield Metrolink stair and lift core to the south, and Deansgate and the Deansgate public house to the west.

Background

On 26 June 2020, Planning Permission was granted for 325 Deansgate development (ref: 125804/FO/2019), this included the demolition of the existing building in order to erect a 22 storey apart-hotel building at the southern end of Deansgate within Manchester City Centre. The description of development approved under application reference 125804/FO/2019 is as follows:

“Demolition of existing buildings and structures on-site and erection of 22-storey building comprising apart-hotel (Use Class C1) with flexible commercial uses at ground floor and within existing viaduct arches (Use Class A1, A2, A3, A4, D2), access, landscaping and other associated works”

Concurrently, an application for Listed Building Consent (ref: 125805/LO/2019) was granted on the same day for the following:

“Listed Building Consent for internal and external works to the Grade II listed Castlefield Viaduct in relation to proposed redevelopment of land at 325-327 Deansgate and the adjacent railway arches for an aparthotel and flexible commercial uses.”

The planning permission has subsequently been subject to the following amendments:

- Non-Material Amendment application on 29th September 2022, (ref: 134854/NMC/2022):

“Non-material amendments to planning permission 125804/FO/2019 to make alterations to the apart-hotel accommodation including reconfiguration of ground and mezzanine layout to omit commercial unit 2 to create larger reception lobby and ancillary hotel amenity space, increasing the number of hotel rooms to 357 including creation of additional floor space at level 21 and associated elevational alterations.”

- Variation of conditions on 22nd January 2024, (ref: 139059/JO/2024):

“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.”

This is the operative Planning Permission.

An application to discharge conditions, 10, 38, 39 and 41, and an application for advertisement consent are being submitted concurrently with this application.

Pre-Application Consultation

Jedi Deansgate Ltd now seeks to implement further minor amendments to the approved scheme. These include a reconfiguration of the internal layout at ground floor and mezzanine levels, and the incorporation of an additional room on Level 21. These internal adjustments necessitate minor façade alterations. Additionally, the application includes proposed landscaping enhancements along Whitworth Street West.

These amendments are being submitted following various pre-application engagement with the Local Planning Authority’s planning officer via email and in person correspondence with the last meeting taking place on 13 October 2025 where the scope and format of this Application have been agreed in-principle.

Further details on the proposed amendments are provided below.

Proposed Amendments

The proposed amendments to the internal layout are being brought forward to enhance the overall apart-hotel offer. An overview of the proposed design changes is set out below by their location. More detailed information on the design changes can be found in the accompanying Design and Access Statement Addendum and drawing pack prepared by SimpsonHaugh.

Ground Floor / Mezzanine

- **Approved Layout:** The current approved layout comprises a reception and coffee area facing Deansgate, with a mezzanine situated under the first railway arch (closest to Deansgate). A commercial unit occupies the adjacent railway arch, with access to both Century Street and Whitworth Street West.
- **Proposed Amendments:** The commercial unit will be omitted and integrated into the existing reception area as an ancillary unit, creating a larger consolidated hotel entrance with separate coffee space. The mezzanine level will also be extended into second arch (closest to Century Street). This expanded and consolidated lobby and mezzanine space will provide a more flexible layout, delivering a greater area of amenity for the hotel guests.
- Other minor changes to configuration of ground floor layout including repositioning of the office, and luggage store, and the relocation of the gym to level 01. Changes at mezzanine level include the relocation of the IT room, kitchen and relocation of the cycle store to ground floor.
- In addition, the ground floor plan includes those doors that must open outwards (fire escape, substation, and refuse) in line with the Information submitted concurrently in relation to Condition 41.

Level 21

- **Approved Layout:** The existing layout comprises 357 hotel rooms. Level 21 currently comprises 6 superior, 10 standard and 1 accessible room.
- **Proposed Amendments:** As a result of the reconfiguration of the layout, the total number of hotel rooms will increase to 358. This will be achieved by swapping one superior room for two snug rooms. The split of the hotel rooms on level 21 will now comprise 5 superior 10 standard, 2 snug and 1 accessible apart-hotel rooms.

Elevational Changes

As discussed above, a number of changes have been made to the ground floor / mezzanine layout and the layout on level 21. These necessitate minor adjustments to the building elevations.

Deansgate

- The glazing for the fire escape on Deansgate is proposed to be fully opaque for the slab edge and fire partition, with clear glazing proposed to the fire escape. The change is due to the requirement for fire compartmentation to the fire escape door.

Century Street

- The approved scheme included glazed curtain walling within the second arch opening, accommodating a front-of-house entrance. The amendment now proposes utilising this arch opening for plant equipment to service the bar and kitchen facilities. Consequently, a louvred elevation is required to provide necessary ventilation. All louvres will incorporate decorative perforated screens to maintain the architectural quality and character of the elevation.
- At Level 21, the addition of an extra room requires one clear glazing unit to be swapped with one opaque unit.
- The ground floor reconfiguration also entails the removal of the linen store door and relocation of louvres at ground and mezzanine levels.

Whitworth Street Elevation

- Minor changes are proposed to the curtain walling within the second arch on the Whitworth Street Elevation.

In addition, an amendment to the materiality of a small number of terracotta panels on the building is required to accommodate the proposed signage fixings. These changes were agreed to following a Site visit on 13 October. Information on the materiality change can be found in the Signage Strategy ref: 10446-A-B5D8-RP-SS-001 submitted in support of the discharge of condition 38 and 39 concurrently submitted.

Landscape Changes

The Planning Permission includes for 4 trees to be planted along Deansgate, however, due to the presence of services it is proposed that these trees are re-located to the Whitworth Street West frontage where they will sit with a new landscaped area.

This landscaped area will significantly improve the Whitworth Street West frontage, creating an activated pedestrian environment outside of the second entrance to the hotel / cafe area for hotel residents and the public to enjoy.

As a result of the proposed design changes, a number of drawings attached to the existing planning permission will require revision. The table below provides an overview of the changes to the drawings list:

Existing Drawing / Document Reference	Proposed Drawing / Document Reference
10185-SHP-Z0-EE-XE-A-B5D8-G100-0003	10185-SHP-Z0-EE-XE-A-B5D8-G100-0003_REV 01
10185-SHP-Z0-ES-XE-A-B5D8-G100-0003	10185-SHP-Z0-ES-XE-A-B5D8-G100-0003_REV 01
10185-SHP-Z1-00-PL-A-B5D8-G200-0001_REV 03	10185-SHP-Z1-00-PL-A-B5D8-G200-0001_REV 04
10185-SHP-Z1-0M-PL-A-B5D8-G200-0001_REV 03	10185-SHP-Z1-0M-PL-A-B5D8-G200-0001_REV 04
10185-SHP-Z1-01-PL-A-B5D8-G200-0001_REV 02	10185-SHP-Z1-01-PL-A-B5D8-G200-0001_REV 03
10185-SHP-Z1-02-PL-A-B5D8-G200-0001_REV 02	10185-SHP-Z1-02-PL-A-B5D8-G200-0001_REV 03
10185-SHP-Z1-03-PL-A-B5D8-G200-0001_REV 02	10185-SHP-Z1-03-PL-A-B5D8-G200-0001_REV 03
10185-SHP-Z1-21-PL-A-B5D8-G200-0001	10185-SHP-Z1-21-PL-A-B5D8-G200-0001_REV 01
10185-SHP-Z1-AA-SE-A-B5D8-G200-0001_REV 03	10185-SHP-Z1-AA-SE-A-B5D8-G200-0001_REV 04
10185-SHP-Z1-BB-SE-A-B5D8-G200-0001_REV 03	10185-SHP-Z1-BB-SE-A-B5D8-G200-0001_REV 04
10185-SHP-Z1-CC-SE-A-B5D8-G200-0001_REV 03	10185-SHP-Z1-CC-SE-A-B5D8-G200-0001_REV 04
10185-SHP-Z1-DD-SE-A-B5D8-G200-0001_REV 03	10185-SHP-Z1-DD-SE-A-B5D8-G200-0001_REV 04

10185-SHP-Z1-EE-EL-A-B5D8-G200-0001_REV 02	10185-SHP-Z1-EE-EL-A-B5D8-G200-0001_REV 03
10185-SHP-Z1-EN-EL-A-B5D8-G200-0001_REV 02	10185-SHP-Z1-EN-EL-A-B5D8-G200-0001_REV 03
10185-SHP-Z1-ES-EL-A-B5D8-G200-0001_REV 02	10185-SHP-Z1-ES-EL-A-B5D8-G200-0001_REV 03
10185-SHP-Z1-EW-EL-A-B5D8-G200-0001_REV 03	10185-SHP-Z1-EW-EL-A-B5D8-G200-0001_REV 04
10185-SHP-Z1-EW-EL-A-B5D8-G200-0002_REV 02	10185-SHP-Z1-EW-EL-A-B5D8-G200-0002_REV 03
10185-SHP-Z1-TY-PL-A-B5D8-G200-0001_REV 02	10185-SHP-Z1-TY-PL-A-B5D8-G200-0001_REV 03
10185-SHP-Z1-TY-PL-A-B5D8-G200-0002_REV 03	10185-SHP-Z1-TY-PL-A-B5D8-G200-0002_REV 04
10185-SHP-Z1-XX-3D-A-B5D8-G200-0001_REV 01	10185-SHP-Z1-XX-3D-A-B5D8-G200-0001_REV 02
10185-SHP-Z1-XX-SC-A-F900-0001_REV 01	10185-SHP-Z1-XX-SC-A-F900-0001_REV 02
10185-SHP-Z1-XX-SC-A-F900-0002_REV 01	10185-SHP-Z1-XX-SC-A-F900-0002_REV 02

Conditions to be amended

In order for the proposed amendments to be reflected within the original Planning Permission (ref: 125804/FO/2019), the wording of Condition 2 will need to be revised. This will be done to take into account the relevant revised drawings and supporting information as well as any new information being submitted. A number of other conditions attached the planning permission will also need revising to reflect the proposed amendments, these changes have been identified in the table below:

Condition No.	Existing Condition Wording	Proposed Condition Wording
2	The development hereby approved shall be carried out in accordance with the following drawings and documents:	Plans to be replaced as per above schedule.

	<p>Drawings and documents approved as part of planning application 139059/JO/2024</p> <p>10185-SHP-Z1-00-PL-A-B5D8-G200-0001_Rev 03, 10185-SHP-Z1-0M-PL-A-B5D8- G200-0001_Rev 03, 10185-SHP-Z1-01-PL-A-B5D8-G200-0001_Rev 02, 10185-SHP-Z1-02-PL-A-B5D8-G200-0001_Rev 02, 10185-SHP-Z1-03-PL-A-B5D8-G200-0001_Rev 02, 10185-SHP-Z1-TY-PL-A-B5D8-G200-0001_Rev 02, 10185-SHP-Z1-TY-PL-A-B5D8- G200-0002_Rev 03, 10185-SHP-Z1-RF-PL-A-B5D8-G200-0001_Rev 02, 10185-SHP-Z1-AA-SE-A-B5D8-G200-0001_Rev 03, 10185-SHP-Z1-BB-SE-A-B5D8-G200- 0001_Rev 03, 10185-SHP-Z1-CC-SE-A-B5D8-G200-0001_Rev 03, 10185-SHP-Z1-DD-SE-A-B5D8-G200-0001_Rev 03, 10185-SHP-Z1-EN-EL-A-B5D8-G200-0001_Rev 01, 10185-SHP-Z1-ES-EL-A-B5D8-G200-0001_Rev 01, 10185-SHP-Z1-EE-EL-A-B5D8- G200-0001_Rev 01, 10185-SHP-Z1-EW-EL-A-B5D8-G200-0001_Rev 03, 10185-SHP-Z1-EW-EL-A-B5D8-G200-0002_Rev 01, 10185-SHP-Z1-XX-3D-A-B5D8-G200- 0001_Rev 01, 10185-SHP-Z1-XX-3D-A-B5D8-G200-0002_Rev 01, 10185-SHP-Z1-TY-DE-A-B5D8-G251-0001_Rev 01, 10185-SHP-Z1-TY-DE-A-B5D8-G251-0002_Rev 01 , 10185-SHP-Z1-TY-DE-A-B5D8-G251-0003_Rev 01, 10185-SHP-Z1-TY-DE-A-B5D8- G251-0004_Rev 01, 10185-SHP-Z1-XX-SC-A-B5D8-F900-0001_Rev 01 and 10185- SHP-Z1-XX-SC-A-B5D8-F900-0002_Rev 01 received by the City Council, as Local Planning Authority on the 15 January 2024.</p>	
18	<p>(a)Notwithstanding the noise and vibration section (including appendices) of the ES stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, prior to the first use of the commercial unit, as shown on drawing 10185-SHP-Z1- 00-PL-A-B5D8- G200-0001_Rev 03 received by the City Council, as Local Planning Authority, on the 15 January 2024, prior to the first use of each commercial unit development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (Laeq) below the typical background (La90) level at the nearest noise sensitive location.</p> <p>(b) The approved scheme shall be implemented and prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with</p>	Condition to be removed, separate commercial unit no longer proposed.

	a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.	
19	<p>(a) Notwithstanding the noise and vibration section (including appendices) of the ES stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, (a) prior to the first use of the commercial units as indicated on drawing 10185- SHP-Z1-00-PL-A-B5D8- G200-0001_Rev 03 received by the City Council, as Local Planning Authority, on the 15 January 2024, a scheme of acoustic insulation of each 139059/JO/2024 Page 10 of 18 commercial unit shall be submitted be submitted for approval in writing by the City Council, as Local Planning Authority.</p> <p>Where entertainment noise is proposed the L Aeq (entertainment noise) shall be controlled to 10dB below the L A90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.</p> <p>Where an A3 use is proposed, the scheme proposed shall normally include measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment and specified maximum internal noise levels.</p> <p>(b) The approved scheme shall be implemented and prior to the first use of the hotel, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.</p>	Condition to be removed, separate commercial unit no longer proposed.
21	The waste management strategy for the aparthotel and the commercial unit shall be carried out in accordance with drawing 10185-SHP-Z1-00-PL-A-B5D8- G200-0001_Rev 03 received by the City Council, as Local Planning Authority, on the 15 January 2024 and the waste management strategy outlined within the Design and Access statement stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020The approved scheme shall be implemented prior to the first use of the hotel and the commercial unit and thereafter be retained and maintained in situ for as long as the development remains in use.	Condition to be removed, separate commercial unit no longer proposed.

22	<p>Prior to the first use of the commercial unit, as indicated on drawings 10185-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, details of a scheme to extract fumes, vapours and odours from the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of each of the commercial units within each phase and thereafter retained and maintained in situ.</p>	Condition to be removed, separate commercial unit no longer proposed.
23	<p>Prior to the first use of commercial unit, as indicated on drawings 10185-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, details of any roller shutters to the ground floor of the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of each of the commercial units and thereafter retained and maintained in situ.</p>	Condition to be removed, separate commercial unit no longer proposed.
27	<p>Prior to the first use of the commercial unit, as indicated on drawings 10185-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, details of the opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved opening hours shall then become the operating hours for the unit (any subsequent permitted changes of use) and shall thereafter be retained and maintained.</p>	Condition to be removed, separate commercial unit no longer proposed.
30	<p>The commercial unit as shown on drawings 10185-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, shall remain as one unit and shall not be sub divided or amalgamated without the benefit of planning permission being secured.</p>	Condition to be removed, separate commercial unit no longer proposed.
31	<p>The commercial unit as shown on drawings 10185-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, can be occupied as A1 (with the exception of convenience retail), A2, A3, A4 and D2. The first use of the commercial unit to be implemented shall thereafter be the permitted use of that unit and any further change of use may be the subject of the requirement of a new application for planning permission or subject to the requirements of the Town and Country Planning (General Permitted Development) Order 2015.</p>	Condition to be removed, separate commercial unit no longer proposed.
32	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the</p>	Condition to be removed, separate commercial unit no longer proposed.

	development hereby approved (with the exception of the commercial unit) shall only be used for an aparthotel (Use Class C1) with ancillary gym and café / restaurant and for no other purpose.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the development hereby approved (with the exception of the commercial unit) shall only be used for an aparthotel (Use Class C1) with ancillary gym and café / restaurant and for no other purpose.
35	Prior to the first occupation of the aparthotel element, the provision of 32 cycle spaces (internal) and 10 external spaces, as indicated on drawing 10185-SHP-Z1-00- PL-A-B5D8- G200-0001_Rev 03 received by the City Council, as Local Planning Authority, on the 15 January 2024, shall be implemented prior to the first use of the aparthotel element of the development hereby approved and retained and maintained in situ for as long as the development remains in use.	Prior to the first occupation of the aparthotel element, the provision of 32 cycle spaces (internal) and 10 external spaces, as indicated on drawing 10185-SHP-Z1-00- PL-A-B5D8- G200-0001_Rev 04 received by the City Council, as Local Planning Authority, on the 15 January 2024, shall be implemented prior to the first use of the aparthotel element of the development hereby approved and retained and maintained in situ for as long as the development remains in use.
36	<p>Prior to the first use of the aparthotel element within of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm in relation to shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the following:</p> <ul style="list-style-type: none"> • Footway improvement and reinstatement works around the perimeter of the application site including tactile paving and dropped kerbs; • Resurfacing of Century Street; 139059/JO/2024 Page 15 of 18 • Creation of a loading bay and disabled bay on Trafford Street; • Installation of street trees to Deansgate. 	<p>Prior to the first use of the aparthotel element within of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm in relation to shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the following:</p> <ul style="list-style-type: none"> • Footway improvement and reinstatement works around the perimeter of the application site including tactile paving and dropped kerbs; • Resurfacing of Century Street; 139059/JO/2024 Page 15 of 18 • Creation of a loading bay and disabled bay on Trafford Street; • Installation of street trees to Deansgate.
39	Prior to the first use of the commercial units, as indicated on drawing 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.	Condition to be removed, separate commercial unit no longer proposed.
42	<p>In the event that the commercial unit, as indicated on drawings 10185-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, is occupied as an A3 use, prior to its first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. These details are as follows:</p> <ul style="list-style-type: none"> • Management of patrons and control of external areas. This shall include: • Dispersal policy; • Mechanism for ensuring windows and doors remain closed after 9pm <p>The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.</p>	Condition to be removed, separate commercial unit no longer proposed.

In addition, a discharge of condition application is being submitted in relation to the below conditions. Subject to their timely approval the below condition should be amended to compliance conditions:

- 10 (item nos. 11 and 13) – Materials
- 38 – Signage Strategy – Aparthotel
- 39 – Signage Strategy – Commercial Units
- 41 – Aparthotel door details

Effects of the Proposed Changes

As highlighted above, the proposed amendments will require revisions to the decision notice on Planning Permission Ref: 139059/JO/2024 alongside the substitution of approved drawings and documents (as identified in Condition 2).

The proposed amendments do not materially change the use, amount, layout, scale, external appearance, access or landscaping of the proposed development. With regard to the amount of development, the number of new hotel rooms has only increased by one, and the commercial use will now be provided in house via an ancillary coffee space.

The railway arches (Grade II Listed Castlefield Viaduct) will not be directly affected by the proposed amendments as the mezzanine extension will be a free-standing structure that does not directly attach to the listed arches.

The only effect of the proposed change therefore relates to the small intensification of the use. In this regard the conclusions of the previous Transport Statement and Addendum remain. In addition, the delivery and servicing arrangements will remain the same. The proposed amendments are therefore compliant with local and national transport policy.

Planning Policy Assessment

The proposed amendments have been considered against all relevant Development Plan Documents including the Manchester Core Strategy (2012), Places for Everyone (2024) and Saved Policies of the 2006 Manchester Unitary Development Plan, as well as other material considerations, including the National Planning Policy Framework (2024). The proposed adjustments are considered to be minor-material in their nature.

In short, the proposed adjustments will support the delivery of a high quality apart-hotel scheme, which has been previously consented by Manchester City Council. It will support a range of social, economic and environmental objectives through the delivery of highly demanded hotel accommodation, place making and design and the regeneration of

previously developed land in a highly accessible location. With regard to heritage, the proposed development in its amended form would not result in any change in levels of harm relative to the consented proposal, including no additional direct impact on the Grade II Listed Castlefield Viaduct. The proposed development (as amended) will also continue to deliver overarching public benefits as identified within the original Planning Statement.

Pre-Application Consultation

Discussions have taken place with the Local Planning Authority (LPA) in September and October 2025 to discuss the proposed amendments. From these discussions, the LPA had confirmed their support in-principle for the revised proposals and agreed that the planning mechanism that should be used for handling the changes is an application under Section 73 of the Town and Country Planning Act 1990, to amend Planning Permission ref. 125804/FO/2019.

Application Submission

The application comprises this Covering Letter and the following documentation:

- Application Form, Covering Letter and Notices, prepared by Deloitte;
- Design and Access Statement Addendum (including Accommodation Schedule), prepared by SimpsonHaugh ref: 10185-SHP-A-B5D8-RP-DAS-004;
- S73 Drawing Pack, prepared by SimpsonHaugh;
- A fee for the application in the sum of £2085.

Summary and Conclusion

Procedurally, the amendments have been agreed with the Planning Authority as being minor-material in the context of the original permission (ref: 125804/FO/2019) and taking into account any change in legislation and cumulative effects. In more practical terms, the proposed amendments will support a more appropriate and attractive solution for the Site, through the mix of hotel accommodation and improving the internal arrangement.

The Proposed Development in its amended form continues to accord with the policies of the Development Plan when taken as a whole. Also taking into account other material considerations, we therefore respectfully request that this application be supported by the Planning Authority.

The application has been submitted through the Planning Portal and the reference number for this application is PP-14442742.

We would be grateful if you would notify us of validation of the application, and please do not hesitate to contact my colleagues Niall Alcock (0161 455 6787/ nalcock@deloitte.co.uk), Rachel Poole (0161 455 6272/ rpoole@deloitte.co.uk) or Lottie Hales (07345 029777/ lohales@deloitte.co.uk).

Yours sincerely,

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

For Deloitte LLP