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[redacted]

Our ref: ND/AL/8947

11th December 2025

Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

Dear Sir or Madam

**Planning Portal Reference: PP-14552708**
**Application for the Approval of Details to Discharge a Condition**
**Browns Manchester, 1-3 York Street, Manchester, M2 2AW**

On behalf of our client Mitchells & Butlers Retail Ltd (the Applicant), we are pleased to submit an application for approval of details to discharge Condition 4 of planning permission 134736/FO/2022, which concerned a planning application for the change of use of mezzanine first, second and third floors from offices to hotel (Use Class C1) with associated internal alteration to front entrance, and new lift shaft to rear at 1-3 York Street, Manchester.

That application was granted on 28th March 2024, by Manchester City Council (the Local Planning Authority or LPA).

This current application submission comprises the following:

- This Covering Letter, dated 11th December 2025.
- Completed Application Form & Certificate.
- Drawing No. AS05 Site Location Plan.
- Construction Environmental Management Plan.
- Decision Notice 134736/FO/2022, dated 28th March 2025.

Condition 4 of the decision notice provides:

> *"Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:*
>
> *Measures to control noise and vibration with neighbouring or adjoining properties;*
> *Dust suppression measures;*
> *Details of an emergency contact telephone number;*



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*A community consultation plan and;*
*Sheeting of construction vehicles.*
*The development shall only be carried out in accordance with the approved management plan.*

*Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.*

This application is accompanied by a Construction Environmental Management Plan (CEMP), prepared by Togel Contractors, which sets out all the relevant details and information required to discharge this condition.

The CEMP outlining the necessary working practices complies with policies SP1, EN19 and DM1 of the Manchester Core Strategy.

**Statutory Application Fee**

We have calculated the statutory application fee for the application to be £298.00 plus £85.00 of service charge, which has been paid in full.

If any further information is required with respect to any aspect of this submission, please contact Mr N Davey or Miss A Lai at this office.

Yours faithfully,

[redacted]

**Alicia Lai**
**For and on behalf of The JTS Partnership LLP**