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18th December 2025

Planning Department
Manchester City Council
PO Box 532
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M60 2LA

F.A.O Angela Leckie

Dear Angela,

Laystall Street Hotel, Manchester
Application to discharge Condition 6 (Parts 2-6) attached to Planning Permission Ref. 135662/FO/2022 (as amended by 140984/NMC/2024 and 141309/NMC/2024)

Please find enclosed a Condition Discharge application submitted by Ancoats Manchester Ltd (the 'Applicant/'), for the Discharge of Planning Condition 6 (part 2-6) attached to Planning Permission Ref. 135662/FO/2022 (as amended by 140984/NMC/2024 and 141309/NMC/2024).

Background

On 2nd June 2023, planning permission was granted for the Proposed Development (also referred to as the 'Laystall Street Hotel') in Manchester City Centre (Ref. 135662/FO/2022). The description of development approved under application Ref. 135662/FO/2022 is as follows:

> *"Erection of a 20 storey building to create a 154 bedroom hotel (Class C1) above 2 basement levels with ancillary café / bar / restaurant and gym and other associated works including highway improvements, cycle parking and creation of accessible parking bay following removal of on site structures."*

On 12th September 2024, Application Ref. 140984/NMC/2024 was approved for Non-Material Amendments which following detailed design, sought minor changes to the internal layouts, a minor increase in floor to ceiling heights as well as rationalisation of building structure.

On 15th November 2024, Application Ref. 141309/NMC/2024 was approved for Non-Material Amendments to alter the time trigger for Conditions 33 (Landscape and Highways) and 34 (Noise Hotel Use) to 'prior to above ground works.'

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Condition 6

Part 1 of Condition 6 (Pre-commencement) was discharged on the 10th January 2025 under application ref. CDN/24/0986, which included the submission of a Written Scheme of Investigation. This application now seeks to discharge the remaining Parts 2-6 of Condition 6 (Pre-commencement), for a programme for post-investigation assessment which includes the results of the investigations and their significance.

The relevant Condition (Part) wording and associated submission documents is set out in Table 1 below.

Table 1: Condition 6 Submission Documents

No.	Condition Wording	Submission Documents
Pre-Commencement		
6 Parts 2-6 (Archaeology)	2. A programme for post-investigation assessment to include: - production of a final report on the results of the investigations and their significance. 3. Deposition of the final report with the Greater Manchester Historic Environment Record. 4. Dissemination of the results of the archaeological investigations commensurate with their significance. 5. Provision for archive deposition of the report and records of the site investigation. 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.	Project Design for an Archaeological Evaluation

Summary

The application (ref. PP-14556773) has been submitted via Planning Portal. The application comprises this covering letter, the information set out in Table 1, and the application form. The associated application fee and Planning Portal service charge totalling £383.00 (incl. VAT) will be paid online following submission.

We trust you will find this application in order and we look forward to receiving written confirmation of its registration. If you require any further details, please do not hesitate to contact my colleagues Rachel Brown (rachebrown@deloitte.co.uk / 0161 455 6306) or Izzy Sankey (isankey@deloitte.co.uk / 0330 138 6654).

Yours sincerely

Deloitte LLP