



Planning

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Date: 10 December 2025

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 144670/NMC/2025

Description: Non material amendment to planning permission 127538/FO/2020 as amended by app ref no 137960/NMC/2023 to vary the wording of condition 38 (Main Contract Date).

Location: 69 - 75 Piccadilly, Manchester, M1 2BS

I refer to your application for a non-material amendment to planning permission reference 127538/FO/2020.

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

Reason 2: The change to allow for and amended date for the full commencement of development is necessary to account for unexpected delays to the programme, largely associated with the impact of Covid-19 and the complexity of delivering a high-quality scheme whilst preserving and enhancing heritage assets. Since the consents were granted in 2020, the project has navigated a period of unprecedented macro-economic uncertainty, largely driven by the profound and prolonged impacts of the COVID-19 pandemic. This global health crisis led to significant and sustained disruption to global markets and supply chains, creating an exceptionally difficult environment for large-scale development projects. The hospitality sector, particularly hotels, was disproportionately affected by these economic headwinds, experiencing the biggest economic declines of all sectors during the pandemic. In Manchester specifically, the hospitality industry faced "devastating" impacts, with the visitor economy losing an estimated 70% of its value¹. While recovery has begun, the sector continues to grapple with challenges such as labour shortages, rising costs (food, utilities, staffing) and fragile consumer confidence.

A contract price for the full project has also been received,, demonstrating continued commitment and tangible advancement on the project. The Applicant remains committed

to the full completion of the consented scheme and has prepared an updated programme that would start the main build construction by late 2027.

The revised wording of the phasing condition is such that it would continue to not allow for an open ended timescale for full commencement on site of the approved development and ensure that the redevelopment is delivered within a reasonable timescale given the above constraints.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 127538/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 127538/FO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

38) Notwithstanding the details within condition 2 no development other than in the Phase 1 Works as detailed on dwgs 1936-FCBS-ZA-GF-PL-A-12GF and GF-PL-A-12GF P01 stamped as received on 01-09-23 as amended by 936-FCBS-ZZ-ZZ-PL-A-0805_REV B, 1936-FCBS-ZZ-GF-DR-A-2810_REV B, 1936-FCBS-ZA-ZZ-DR-A-1510_REV A, NOTES-017-PHASE ONE PLANNING NOTES_REVB, MEANINGFUL START STRUCTURAL COMMENTARY and STEEL BEAM INTO MASONRY DETAIL_REV 00 all stamped as received on 12-10-23 and Deloitte Clarification Note 17-10-23 shall be carried out pursuant to this permission if:

- (a) the delivery partnership arrangement agreed by 1st July 2026, or
- (b) tender responses for full building contract by 1st January 2027, or
- (c) the contract for the demolition, construction and completion of the building hereby permitted has not been let by 1st July 2027 (and in each case evidence of compliance with these deadlines provided to the reasonable satisfaction of the LPA) any development activities on the site shall cease and no further development permitted by this planning permission shall be carried out.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy and to ensure that the development is fully implemented within a defined timescale which allows for the particular site constraints associated with this site.

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing