

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144411/FO/2025

Date registered valid: 31 October 2025

Proposal: Change of use from office (Use Class E (g)) to hotel accommodation (Use Class C1) with associated elevational alterations

Address: Norfolk House, Norfolk Street, Manchester, M2 1DW

Ward(s): Deansgate Ward

Applicant: Project Co Sub 2024

Agent (if any): Nikki Sills Zerum

Case officer: Jennifer
Tel: 0161 234 Atkinson
Email: jennifer.atkinson@manchester.gov.uk 4517

Recommendation: Approve

Date of recommendation: 12.12.2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 13 November 2025

Expired: 4 December 2025

Neighbour notifications

Printed: 13 November 2025

Expired: 4 December 2025

Site notice

Posted: Expired:

Press advert

Published: 18 November 2025

Expired: 9 December 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site consists of Norfolk House: a purpose built office building, six storeys in height. The quantum of office space is 54,127 sqft. Located on Norfolk Street, to the rear of Market Street, the site is located in a highly accessible location. The building is also located opposite the current Stock Exchange Hotel.

The building also consists of a two storey basement car park comprising 48 spaces. This space, however, is part of a separate lease and does not form part of this planning application. The remaining parts of the basement are included in this application for servicing and refuse requirements.

The building was constructed in 1997 and comprises red brick with light stone banding and feature stone cladding on the lower floors and around the entrance.

The main pedestrian access to the building is from central double height entrance from Pall Mall to the south.

The building is largely vacant, with only two tenants in the building occupying small ground floor suites (these tenants are the Blood Donor and Caval). These tenants are on short terms leases are expected to relocate.

Listed building: Not applicable

Conservation area: Upper King Street (Extension) Conservation Area 1985

Tree Preservation Order:

Description of area

The application site is located on Norfolk Street in Manchester City Centre, surrounded by a mix of land uses typical of this urban location. The area is characterised by buildings ranging from approximately 4 to 14 storeys in height.

The Stock Exchange Hotel is situated directly opposite the site and is a sympathetically restored Edwardian Baroque Grade II listed building. The site is bound by New Market Lane to the north, Brown Street to the east, Norfolk Street to the south and Pall Mall to the west.

The site is located in the city centre and the city centre primary shopping area.

The site is also located in the Upper King Street conservation area.

Norfolk House is not listed, however, there are listed buildings nearby including the Stock Exchange, Barclays House and Princes Chambers which are all Grade II Listed.

The site is located in Flood Zone 1 and a critical drainage area.

Description of development

This application seeks planning permission for the change of use of the office building to form a hotel. The hotel would be operated in conjunction with the Stock Exchange hotel opposite the site.

The Stock Exchange Hotel is a luxury hotel with 40 rooms, housed in the Grade II listed former Manchester Stock Exchange building and opened in November 2019. It occupies a prominent position in the Manchester market and is widely recognised as one of the city's leading hotels, having established the benchmark for quality hospitality.

The proposal would provide 95 additional hotel bedrooms which would be available alongside the current accommodation at the Stock Exchange Hotel.

The ground floor will accommodate hotel rooms, a resident lounge known as the Traders Lounge, a gym and spa for guests, and a restaurant and bar. The bar and restaurant will be open to the public. The pedestrian entrance at the east from Brook Street will be used as the public access to the restaurant and bar.

The typical floor layout for the first to fourth floors will feature a variety of room sizes.

There are three generous guest room types:

- Arthur Hope suites (29 - 35 m²),
- Bradshaw Suites (36 - 40 m²), and
- Norfolk Suites (41 - 49 m²).

There would be lift access to all floors ensuring the development is accessible.

The proposal would also consist of elevational alterations as follows:

- Replace all existing windows with slim aluminium profile windows with a better performing u-values;
- Staining the red brickwork in a grey or black to help soften the building;
- Cleaning all existing brickwork;

- Installing stone or stone-effect rendering on small sections of the ground floor to create consistency;
- Replacing the existing entrance door to create a more grand guest entrance; • Removal of the Juliette balconies;
- Painting of existing metal grilles to basement;
- Installation of canopies to Norfolk Street & Brown Street to help establish the building as a hospitality venue; and
- Addition of window planters to introduce greenery to Norfolk Street.

The development would be car free and there would be access to 11 cycle spaces for the development which would be located in the basement. Existing shower facilities (six including one disabled shower) associated with the cycle parking are already in place and will be retained as part of this planning application.

Bin storage for general and recyclable waste will be provided on the first basement level. The bins will be taken out on the designated bin collection days to the Pall Mall elevation.

The development will be serviced from an existing 30m long loading bay on Pall Mall. Delivery vehicles will park in the loading bay then staff will take the deliveries in via the entrance from Pall Mall to the basement.

Consultations & Notification Responses

Publicity the application has been advertised in the local press as affecting the setting of the conservation and listed buildings. Several site notices have also been displayed at the site. Notification letters have been sent to surrounding properties. No comments have been received as part of this process.

Highway Services advise that as this is a car free development, and highly accessible, the submitted assessment shows hotel will not generate a significant increase in vehicle trips, with most activity comprising servicing and taxi movements. On site cycle provision is provided.

The existing ground-floor bin stores will remain with refuse collections from Pall Mall. A Servicing Management Plan may be required.

A travel plan should be agreed for the development.

A projection over licence may be required for the canopy.

A construction management plan should be agreed.

Environmental Health advise that planning conditions should be imposed in order to agree fume extraction, construction management, deliveries, details of plant and acoustic measures to insulate the accommodation. The refuse arrangements are considered to be acceptable and should be conditioned as part of the approval. Any boiler emissions should be considered.

Works and Skills Team advise that they would like conditions relating to local labour during both construction and occupation of the development.

Flood Risk Management Team advise that they have no comments to make on the proposal.

Policy

The Development Plan consists of the following documents:

- The Places for Everyone Plan - Joint Development Plan Document (March 2024);
- The Manchester Core Strategy (2012); and
- Saved policies within the Unitary Development Plan for the City of Manchester (1995).

The relevant policies to this application are detailed below:

The Places for Everyone Plan (2024)

- Policy JP-Strat1 – Core Growth Area;
- Policy JP-Strat2 – City Centre;
- Policy JP-J2 – Employment Sites and Premises;
- Policy JP-J3 – Office Development;
- Policy JP-S4 – Flood Risk and the Water Environment;
- Policy JP-G8 – A Net Enhancement of Biodiversity and Geodiversity;
- Policy JP-P2 – Heritage;
- Policy JP-C5 – Streets for All;
- Policy JP-C6 – Walking and Cycling.

The Manchester Core Strategy (2012)

- Policy SP1 – Spatial Principles;
- Policy EC1 – Employment and Economic Growth in Manchester;
- Policy EC2 – Existing Employment Space;
- Policy EC3 – The Regional Centre;
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe);
- Policy CC2 – Retail;
- Policy CC4 – Visitors – Tourism, Culture and Leisure;
- Policy CC5 – Transport;
- Policy CC7 – Mixed Use Development;
- Policy CC9 – Design and Heritage;
- Policy CC10 – A Place for Everyone;
- Policy C10 – Leisure and the Evening Economy;
- Policy T1 – Sustainable Transport;
- Policy EN1 – Design Principle and Strategic Characters Areas;
- Policy EN3 – Heritage;
- Policy EN14 – Flood Risk;
- Policy EN15 – Biodiversity and Geological Conservation;
- Policy EN17 – Water Quality;
- Policy EN18 – Contaminated Land and Ground Stability;
- Policy EN19 – Waste;
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester (1995)

- Saved Policy DC10 – Food and Drink Uses;
- Saved Policy DC18 – Conservation Areas;
- Saved Policy DC19 – Listed Buildings;
- Saved Policy DC26 – Noise and Development.

Other material planning considerations

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy;

- Chapter 9 – Promoting Sustainable Transport;
- Chapter 12 – Achieving Well-Designed Places;
- Chapter 15 – Conserving and Enhancing the Natural Environment;
- Chapter 16 – Conserving and Enhancing the Historic Environment

The Guide to Development in Manchester

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990
S149 (Public Sector Equality Duty) of the Equality Act 2010

Issues

Principle of development and contribution towards regeneration

The contribution that a scheme would make to regeneration is an important consideration. The City Centre is the primary economic driver in the City Region and needs to accommodate significant employment to support the long term economic success of the city (EC1, EC3 and EC8).

Places for Everyone. JP-Strat1 and JP-Strat2 emphasises the City Centre's significant economic role, having a primary focus for business among other uses and supporting Greater Manchester's economic growth. Policy JP-J3 earmarks over 2 million sq. m. of accessible new office space for the region, with more than half of this in the City Centre.

There is an acknowledged shortage of good quality office space in the City Centre and demand remains strong. Maintaining consistent office supply ensures that the city becomes an attractive location for business, creating new jobs and supporting other sectors within the city centre.

Norfolk House forms an important part of Manchester office supply. At 54,127 sqft, this is a significant office development in the heart of the central business district. The applicant has confirmed that the building is largely vacant and has been for some time.

The applicant has purchased the property with the sole purpose of changing the use into a hotel. The applicant acknowledges that the building is in a office use and the importance of retaining such supply in Manchester. However, the building offers a unique proposition for the applicant in that it can increase the overall number of bedrooms as part of an expanded Stock Exchange Hotel offer.

The hotel has struggled to remain competitive with the current limitation of the existing hotel both in terms of its overall ancillary offer and available number of quality hotel rooms at this price point. With Manchester economy growing, there is ever demand for high quality hotel provision in the heart of the city centre.

The change of use to a hotel would result in the loss of the office provision. Policy EC2 of the Core Strategy therefore requires consideration. This policy seeks to retain and enhance existing employment space and sites. The policy goes on to state that alternative uses will only be supported on sites where one of the criteria in the policy can be met.

Places for Everyone Plan Policy JP-J2 states that existing employment areas are important in maintaining a strong and diverse supply of sites and premises in Manchester boroughs will be protected from redevelopment to other uses, nurtured to ensure they remain competitive and their accessibility improved where necessary. The supporting text for Places for Everyone Plan

Policy JP-J3 states that existing office floorspace will continue to have an essential role in meeting the needs of our businesses, often providing a lower cost alternative to new premises, especially for start-ups and smaller businesses.

Section 6 of the NPPF states that 'significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Norfolk was placed on the market in March 2024. The building was largely vacant at that point. The applicant acknowledges that the Manchester office market remain strong.

Notwithstanding this, the site proximity to the Stock Exchange Hotel provides a unique opportunity to capitalise on the success of this business which is current constrained by its limited number of bedrooms and ancillary offer.

The Stock Exchange Hotel holds a distinctive position in Manchester's hospitality market. Recognised as one of the city's premier hotels, it has set the benchmark for quality and luxury, while its reputation has significantly enhanced Manchester's international profile as a destination for discerning, high-end visitors.

In recent years, the Stock Exchange Hotel's ability to fully serve its clientele is constrained by its limited number of rooms. To secure the ongoing success of this flagship hotel, it is essential to expand its capacity. Additional rooms would allow the Stock Exchange to better accommodate artist crews, football teams, and VIP guests, significantly enhancing the overall guest experience and contributing to Manchester's growing cultural presence. Expanding the facility would also create the opportunity to introduce new amenities currently absent, such as a gym and spa while substantially increasing F&B footfall, potentially tripling current volumes and enabling enhanced operations.

In addition, the extension of the Hotel into the adjacent building will have a positive impact on job creation. There would be opportunities in terms of high value jobs, such as managerial roles, but also a commitment to apprenticeships which would then have routes through to managerial roles.

It is anticipated that this application will generate an additional 65 full-time jobs. In addition, the applicant is committed to working with local colleges and universities to support the students with work experience and taster days which may lead to permanent work in the future. They will also attending Open Days and Job Fairs in the local area to showcase the roles that are on offer in the hotel; They will take on apprenticeships alongside the colleges that they work with which includes, Manchester College, Trafford College and UA92; Finally they will offer a Refer a Friend Program for the team which encourages the team to refer candidates from the local area.

Currently with regard to the team at The Stock Exchange Hotel, 74% of the team are from the local area and 55% are in full time roles. This reflects the importance of the hotels current philosophy in supporting local people in their local area, which can be expanded with the refurbishment of Norfolk House.

The City Council accepts that there is a compelling and robust justification for the loss of the office accommodation in this instance. The loss of the office provision satisfies policy EC2 on the basis that the proposed use would offer greater benefits to the city as whole.

In accepting the loss of the employment space, the suitability of the hotel use must be considered.

Policy CC4 states that the City Centre will be the focus for culture and leisure in the City Region and that proposal to support cultural and visitor attractions will be supported. As a result of this an hotel is a suitable use within a city centre context. This is supported by policy CC10 which seeks to ensure the City Centre develops as a location which appeals to a wide range of residents and visitors. This will be achieved through diversifying activity within the City Centre and providing high standards of accessibility to attractions across the city.

There is a known deficiency in hotel accommodation within the city centre. This proposal would improve the supply of hotel accommodation and consolidate Manchester as a major tourism and leisure destination.

The use would support the growing number of visitor attractions and major venues in the city such as Co-op Live, Aviva Studios and others which has placed increasing pressures on hotel accommodation in recent years. For the city to remain competitive the supply of hotel accommodation needs to increase. This development would contribute a 95 hotel rooms to this supply, helping to meet demand.

A clear and convincing justification has been put forward in this instance for the loss of employment space on the basis that the proposed use would offer greater benefits to the city.

The reuse and extension of the building is supported for a hotel use as it would help contribute positively to the supply of hotel accommodation in the city and supporting the tourism and business sectors. The proposal accords in principle with Places for Everyone Plan Policy JP-Strat1, JP-Strat2, JP-J2 and JP-J3, Core Strategy Policies SP1, EC1, EC2, EC3, CC1, CC2, CC4, CC7, C10 and DM1 subject to the matters discussed below.

Works and skills

The applicant has given clear commitments to supporting local employment. In line with the comments provided by the Works and Skills Team, planning conditions should be imposed to ensure local recruitment during both construction and when the hotel is operational.

Layout and appearance

The current building is a modern addition in the conservation area.



Existing building

As part of the remodelling of the building, the applicant has a desire to improve the external facade of the building as part of the works.

The internal aspects of the building would provide the main hotel accommodation. The ground floor would comprise the concierge, lounge, restaurant, meeting rooms and fitness areas.



Ground floor

The upper floors would provide the hotel accommodation and suites.

A roof level there is existing plant and equipment. The mansard roof helps to conceal the plant. The existing plant would be removed and replaced with the mansard roof continuing to screen this area which is acceptable.

There are no changes to the basement areas of the building.

Externally, Norfolk House is constructed of solid red brick, with stone banding and feature stone cladding at ground floor.

Given the building was constructed in the early 1990s and has generally been well maintained. The proposal therefore retain the existing brick, stonework and structural openings.

The main scope of the works are as follows:

- Replace all existing windows with slim aluminium profile windows with a better performing u-value.
- Stain existing red brickwork in a grey/ black colour to help soften the building
- Clean all existing stonework
- Install stone/ stone effect render to small sections of brickwork at ground floor to create consistency.
- Replace existing entrance door to create a more 'grand' guest entrance.
- Installation of feature external pendant to help create luxury guest entrance.
- Removal of small Juliette balconies

- The brick façade is to be stained to help the building blend better with its surrounding context. The proposal would be to stain the building with a darker tone. The principle is acceptable and would be provide an uplift to the buildings appearance. A condition would be used to explore the appropriateness of the colour and weathering of the product.

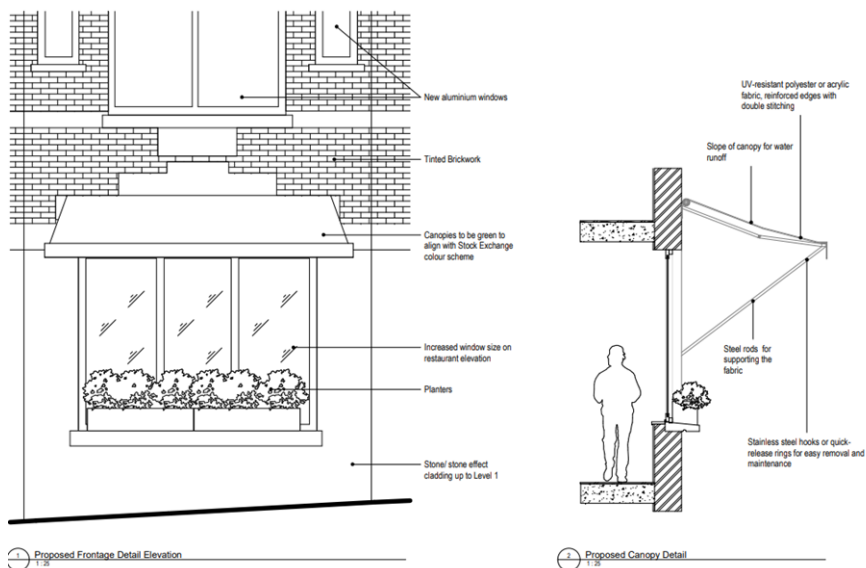




Sketch at street level

A 55 mm slim profile window would be used which will ensure a high quality specification to the new window arrangement.

Canopies would also be used to add visual interest to the façade.



Canopy detail

Overall the changes are acceptable and would provide a high quality addition to the building and within its setting.

Impact on the Heritage environment

The application site is located in the Upper King Street Conservation and opposite the Grade II listed Stock Exchange and Barclays Bank.

The significance of the conservation area is derived from the large and significant building in the area associated with the former banking district. The street scene is dominated by a group of buildings with an interesting skyline of pediments, cupolas, and chimneys in the Baroque style.

Norfolk House is not considered to be of high architectural merit and clearly read as a modern intervention into the conservation area. At best, the building, in its current form, has a neutral contribution to the area.

The Stock Exchange Hotel is an Edwardian Baroque building featuring symmetrical bays, channelled rock-faced rustication, and a cornice at ground floor level. The end bays are open pedimented with coupled columns, while the main range includes panelled pilasters topped with swagged cartouches and a moulded main cornice with a blocking course. Square-headed doorways with carved shields sit within the open pediments of the end bays, and large round headed windows are positioned between them. The first floor contains five oriel windows, and the second floor features colonnaded windows, complemented by box dormers and tall stone chimneys. The Proposed Development has been carefully designed to ensure synergy with the building, complementing its architectural features.

Barclays Bank is designed in the Norman style. It comprises four storeys with a basement and attic, five bays plus circular corners, and a symmetrical façade. The ground floor is treated as a plinth with a bracketed cornice, while the next three floors feature a giant round-headed arcade in Norman style, with semi-columns topped by scallop capitals and richly decorated arches incorporating dog-tooth and nail-head motifs. Circular corner towers include massive three-bay open arcading at ground floor level. The main façade features a central round-headed doorway and round-headed windows, all consistent with the Norman style.

The proposed development involves minimal external changes at ground floor level, primarily tidying the façade to better align with the architectural style of surrounding buildings. There would be no alteration to the height, scale and massing. Therefore the relationship with designated assets would remain neutral.

The façade improvement would improve the overall appearance of the building and would retain in neutral impact on the conservation area and the setting of the designated assets.

The long term reuse of the building would have positive impact on the area.

Impact on the local highway network

This would be a car free development in a highly sustainable location in the heart of the city centre. Highway Services are satisfied that there would be no unacceptable impacts on the local highway network as a result of the development.

There would be on site cycle and shower provision to support guests and staff. This would be in conjunction with the facilities already provided in the existing Stock Exchange Hotel.

Servicing and waste collection would take place from Pall Mall. This arrangement is acceptable in principle subject to the agreement of a servicing management plan.

In order to support guests and staff, an interim travel plan has been prepared. This would support those at the development to travel using sustainable forms of transport. The final travel plan should be agreed as part of the conditions of the approval.

A construction management plan should be agreed to ensure construction impacts on the local highway network are minimised. This should also form part of the conditions of the approval.

A projection over licence may be required for the canopy and no doors should open over the adopted highway. This should be noted in any decision notice.

Noise considerations

The previous hotel use would have created a degree of comings and goings and noise and disturbance from its operations. It is not considered that the hotel use would create any unacceptable conditions and would be commensurate with the city centre environment.

Environmental Health require the accommodation to be acoustically insulated along with any plant to ensure no unacceptable noise levels. This should be secured by planning condition.

Fume extraction

New fume extraction requires consideration as part of the application. A condition should be imposed on the application to agree the details.

Waste management arrangements

Two bin stores are provided at B1 level with eight 1100l eurobins. Waste and recycling will be taken to the bin collection point on Pall Mall by the hotel management team twice a week. The new fire fighting lift would also allow staff to take waste directly to the B1 level.

Environmental Health consider the waste management arrangements to be acceptable and this should be conditioned as part of the approval.

Lighting

Wall-mounted luminaries to be located in the entrance canopy above the external signage, and placed along intervals to the frontage of the building. The photocell is indicated to be located on Brown Street frontage and its final location will be confirmed when on site. Final details should be agreed as part of the planning approval to ensure that the appearance and specification of the lighting is appropriate to the building.

Accessibility

The hotel will offer accessible guestrooms of various types to cater for a wide range of needs. There are fully accessible guestrooms, adaptable guestrooms and futureproof guestrooms, that give the opportunity for simple conversion to additional accessible rooms in the future if required.

There would be lift access to all floors.

As there is a considerable level change between external ground level and internal ground floor, the existing platform lift will be upgraded. This will allow wheelchair users a convenient and direct route into the arrival space where the concierge can greet them. By making the entrance

on Brown Street open to the public, this is an alternative level access entrance, directly into the restaurant.

Construction management

In line with the comments from Environmental Health and Highway Services, a construction management should be agreed to ensure the development minimises its affect on the local highway network and ensure there are no environmental impacts. This should be secured by planning condition.

Biodiversity and ecology

Policy EN15 of the Core Strategy requires enhancement, restoration or creation of new biodiversity, either on or adjacent to the site. policy EN9 seeks to ensure contributions towards green infrastructure.

There is currently no on site green infrastructure affected by the development. There is limited opportunity to enhance this at the site, however, the applicant is committed to including planters and planted boxes at the development to improve the appearance and green infrastructure at the site. This is a welcomed addition to the scheme.

The scheme should support biodiversity improvements in the form of bird and bat boxes and this should be secured as part of the conditions of the approval.

Sustainability

The improvements to the building are the replacement of existing windows with energy efficient units and targeted upgrades to the building fabric (lining the roof with insulation) in line with Approved Document Part L 2021; installation of a highly efficient Variable Refrigerant Flow (VRF) systems air handling units with heat recovery; and a centralised Air-Source Heat Pump to generate domestic hot water for the development.

These measures will improve thermal performance, reduce operational energy demand and support the transition to a lower-carbon built environment.

A BREEAM pre assessment indicates that the building would achieve a very good rating.

There would be job creation and improvements to biodiversity at the site in line with policy.

Drainage

Flood Risk Management have considered the application and have advised there are no requirements to amend the drainage strategy for the site.

Air quality

An air quality report has been submitted with the application. The impact on the local air quality considerations, both during construction and when the development becomes operational, is acceptable to Environmental Health.

Should there be any use of boilers etc then an assessment should be submitted for consideration. This should be secured by planning condition.

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

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the appearance of the development along with other matters. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

12049-EPR-00-AA-DR-A-05-0098, 12049-EPR-00-BB-DR-A-05-0099, 12049-EPR-00-EA-DR-A-04-0098, 12049-EPR-00-NO-DR-A-04-0099, 12049-EPR-00-SO-DR-A-04-0100, 12049-EPR-00-WE-DR-A-04-0101, 12049-EPR-XX-01-DR-A-02-0101, 12049-EPR-XX-01-DR-A-02-0101, 12049-EPR-XX-02-DR-A-02-0102, 12049-EPR-XX-02-DR-A-02-0104, 12049-EPR-XX-03-DR-A-02-0105, 12049-EPR-XX-B1-DR-A-02-0099, 12049-

EPR-XX-B2-DR-A-02-0098, 12049-EPR-XX-GF-DR-A-02-0100 and L6614-FUT-XX-ZZ-DR-E-63-001 received by the City Council, as Local Planning Authority, on the 31 November 2025.

Noise study, waste proforma, transport statement, travel plan, Design and Access Statement, Air Quality Assessment, BREEAM Refurbishment and fit out, construction management plan, Energy and Environmental Standards statement, Local Labour Agreement and Planning Statement received by the City Council, as Local Planning Authority, on the 31 November 2025

Method statement for window replacement, super insulated window specification, drawing 12049-EPR-00-EA-DR-A-04-0102 and method statement for façade detail received by the City Council, as Local Planning Authority, on the 16 November 2025

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.

3) a) Prior to the commencement of the development, details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Labour Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Labour Proposal
- iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

4) Prior to the commencement of development, a detailed construction management plan outlining working practices for the proposed development construction shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the construction management plans shall include:

- o Display of an emergency contact number;
- o Communication strategy with residents;
- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Parking of construction vehicles and staff; and
- o Sheeting over of construction vehicles.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plans for the duration of the demolition and construction parts of the development.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

5) Prior to any exterior works associated with the development, all material to be used on all external elevations of the development (including windows, replacement entrance, canopies) shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining, ventilation/air brick details and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

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.

6) Prior to any masonry and stone work repairs/cleaning (including staining) taking place to the façade of the building, a detailed method statement, specification and samples of the repairs and works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The works must be carried out in accordance with this method statement and specification.

Reason - To ensure that the masonry repairs/cleaning and staining of the brick is to a suitable standard 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.

7) The development hereby approved shall be carried out in accordance with the Energy and environment Statement received by the City Council, as Local Planning Authority, on the 31 October 2025.

A post construction review certificate/statement shall be submitted for approval in writing by the City Council, as Local Planning Authority, within 3 months of first use of a building at the development hereby approved.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

8) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least an Very Good rating. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, within six months of the buildings hereby approved being first used.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

9) Prior to the installation of any plant associated with the development, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

b) Prior to the first use of the plant associated with the development, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the first use can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

10) (a) Prior to the first use of the development, a scheme of acoustic insulation for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (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 (Leq,5min), respectively.

b) Prior to the first use of the development, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the measures conform to those agreed in part (a).

c) In the event of non-conformity then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the first use of the development can commence.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

11) The waste management arrangements for the development shall be carried out in accordance with the waste management proforma received by the City Council, as Local Planning Authority, on the 31 October 2025. The arrangements shall be in place prior to the first use of the development and shall remain in situ whilst the use or development is in operation.

Reason - To ensure adequate refuse arrangement are put in place for the commercial, elements of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

12) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved details shall be implemented in full prior to the first occupation of each building of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

13) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

14) Prior to the first use of the development, the 11 cycle spaces shall be implemented and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycle parking provision at the development in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

15) Prior to the first use of the development hereby approved, details of the number, siting and appearance of bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of each building of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds and bats and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

16) The development shall be carried out in accordance with the draft Travel Plan received by the City Council, as Local Planning Authority, on the 31 October 2025.

In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those working and staying at the development;

- ii) a commitment to surveying the travel patterns of staff and guests during the first three months of the first use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for staff and guests, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

17) No doors (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

18) Prior to the first use of the development, a signage strategy for the building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for the development and used to inform any future advertisement consent applications for the buildings.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

19) Deliveries, servicing and collections including waste collections shall not take place outside the following hours for all Phases of the development:

07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday 10:00 to 18:00.

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

20) Prior to the first use of the development, a scheme for the extraction of any fumes, vapours and odours from those spaces shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented before the use commences and shall remain operational thereafter.

Reason - To ensure appropriate fume extraction is provided for the commercial spaces pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

21) Prior to the first use of the development, details of the location, size and specification of the accessible hotel bedrooms (including inclusion of hoists) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the hotel accommodation is accessible to all pursuant to policy DM1 of the Manchester Core Strategy (2012).

22) a) Three months prior to the first occupation of the development, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the occupation of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within 6 months of the first occupation of the development, a Local Benefit Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any Local Benefit Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is operation.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

23) Prior to the first use of the development a Delivery, Servicing and Taxi Management Strategy for the Building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The strategy should work to ensure that servicing/delivery/taxi activities across all the buildings are coordinated to ensure efficient use of the proposed loading bays and service yard.

The approved strategy, including any associated mitigation works, shall be implemented and be in place prior to the first use of the development and thereafter retained and maintained in operation.

Reason - To ensure appropriate servicing management arrangements, are put in place for the development in the interest of highway and pedestrian safety pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

24) The hotel use hereby approved shall be used for Class C1, and for no other purpose (including any other purpose within Class C of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

25) Prior to the installation of the platform lift, details of the siting, scale and appearance (including use of materials) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be in place prior to the first use of the development. The lift shall be retained in situ for as long as the development is in use.

Reason – In the interest of visual amenity and to ensure that accessible entrance is created pursuant to policy DM1 of the Manchester Core Strategy (2012).

26) a) Prior to first use of the development, a boiler emissions, shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to use of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

Informatives

- A Projection Over license will be required for canopies which project over the adopted highway (i.e. Norfolk Street).
- Confirmation on proposed planters to understand potential impacts on adjoining footways.
- Application for off-site highways works condition discharge may only be submitted following securing of cash bond or surety provision of the total costs of the associated highways works as provided by the statutory approvals team. Evidence of this should be provided with the condition discharge documents. The process for permission to work on the highway can be found using the following link: [Licensing - Permission to work on the highways - Section 278 agreements | Manchester City Council](#)
- Any signage, wayfinding, banners or any other advertisements to be installed in and around the application site for the purpose of the promotion of the developments and routes to it may require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
- It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place
- Regarding S278 agreements a deposit is required to begin an application, additional costs will be payable and are to be agreed with S278 team. A S278 is required for works to the adopted highway, minimum standard S278 technical approval timescale is between 4-6 months, TRO's can take 10-12 months. An independent 'Stage 2' Road Safety Audit will be required and the design may require changes if any issues are raised with all costs attributable to the Developer. A 'Stage 1' Road Safety Audit should be completed during the planning stage and a copy of the report (with Designer's Response) is to be made available to the Statutory Approvals Team upon request.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Work & Skills Team
United Utilities Water PLC

Second Floor To Third Floor, Princess Chambers, 26 Pall Mall, Manchester, M2 1JR
30 Market Street, Manchester, M1 1PW
Stock Exchange Hotel, 4 Norfolk Street, Manchester, M2 1DW
First Floor, 1 Marsden Street, Manchester, M2 1HW
Lloyds Bank PLC, 42 - 46 Market Street, Manchester, M1 1PW
74 - 76 Market Street, Manchester, M1 1PN
16 Spring Gardens, Manchester, M2 1EE
5 Cross Street, Manchester, M2 1WE
First Floor, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
Sixth Floor And Seventh Floor, 1 Marsden Street, Manchester, M2 1HW
Ground Floor And Mezzanine Floor, 1 Marsden Street, Manchester, M2 1HW
Tenth Floor, 1 Marsden Street, Manchester, M2 1HW
First Floor, 30 Brown Street, Manchester, M2 1DH
Ground Floor, 30 Brown Street, Manchester, M2 1DH
Ground Floor, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
Second Floor, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
15 Cross Street, Manchester, M2 1WE
Fourth Floor, Princess Chambers, 26 Pall Mall, Manchester, M2 1JR
Basement, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
Boots, 32 Market Street, Manchester, M1 1PL
Iraqi Consulate Manchester, 1 Norfolk Street, Manchester, M2 1DW
30 Brown Street, Manchester, M2 1DH
52 - 56 Market Street, Manchester, M1 1PW
Tenth Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
Fifth Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
68 - 70 Market Street, Manchester, M1 1PW
Motel One, Commercial Buildings, 11 - 15 Cross Street, Manchester, M2 1WE
Ground Floor And First Floor, Princess Chambers, 26 Pall Mall, Manchester, M2 1JR
Second Floor, Pool Fold Chambers, Back Pool Fold, Manchester, M2 1HB
28 Market Street, Manchester, M1 1PW
Cavendish House, 30 Pall Mall, Manchester, M2 1JY
Fourth Floor East Wing, 1 Marsden Street, Manchester, M2 1HW
BROOKS MACDONALD GROUP PLC, Tenth Floor West, 1 Marsden Street, Manchester, M2 1HW
Eighth Floor West, 1 Marsden Street, Manchester, M2 1HW
The Stock Exchange, 4 Norfolk Street, Manchester, M2 1DW
Eighth Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
Third Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
First Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
Manchester Donor Centre, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
Eleventh Floor, 1 Marsden Street, Manchester, M2 1HW
24 Brown Street, Manchester, M2 1DH
First Floor, 58 - 66 Market Street, Manchester, M1 1PW
7 Brown Street, Manchester, M2 1DA
Sixth Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB

SPACEZERO (NORTH) LTD, Mezzanine Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
 Pool Fold Chambers, Back Pool Fold, Manchester, M2 1HB
 26 Market Street, Manchester, M1 1PW
 Sams Chop House, Chapel Walks, Manchester, M2 1HN
 Lower Ground Floor, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
 8 New Market, Manchester, M2 1WB
 Ocean Dental Manchester, Second Floor, Boots, 32 Market Street, Manchester, M1 1PL
 Ninth Floor, 1 Marsden Street, Manchester, M2 1HW
 Ground Floor, 1 Marsden Street, Manchester, M2 1HW
 Second Floor And Third Floor, 1 Marsden Street, Manchester, M2 1HW
 Eighth Floor, 1 Marsden Street, Manchester, M2 1HW
 2 - 6 Norfolk Street, Manchester, M2 1DW
 1 Brown Street, Manchester, M2 1DA
 GVA GRIMLEY LIMITED, Third Floor And Fourth Floor, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
 Ground Floor, 26 Spring Gardens, Manchester, M2 1BB
 Seventh Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
 19 Brown Street, Manchester, M2 1DA
 72 Market Street, Manchester, M1 1PN
 3 Cross Street, Manchester, M2 1WE
 Advertising Right JC Decaux Outside 1, Cross Street, Manchester, M2 1HX
 Fourth Floor, 1 Marsden Street, Manchester, M2 1HW
 Second Floor, 30 Brown Street, Manchester, M2 1DH
 Basement And Ground Floor, 2 Norfolk Street, Manchester, M2 1DW
 58 - 66 Market Street, Manchester, M1 1PW
 48 - 50 Market Street, Manchester, M1 1PW
 1 Pall Mall, Manchester, M2 1JR
 Scappaticci, Kiosk Adjacent 42 To 46, Market Street, Manchester, M1 1PW
 Eleventh Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
 Ninth Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
 The Fold Dentistry, Ground And First Floor, 3 Back Pool Fold, Manchester, M2 1HB
 3 Back Pool Fold, Manchester, M2 1HB
 Third Floor, Pool Fold Chambers, Back Pool Fold, Manchester, M2 1HB
 1 Cross Street, Manchester, M2 1HX
 19 Chapel Walks, Manchester, M2 1HN
 Third Floor, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
 2 Norfolk Street, Manchester, M2 1DW
 Fourth Floor West Wing, 1 Marsden Street, Manchester, M2 1HW
 Fifth Floor, 1 Marsden Street, Manchester, M2 1HW
 Cafe, 30 Brown Street, Manchester, M2 1DH
 Fourth Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
 Second Floor, Zenith Building, 26 Spring Gardens, Manchester, M2 1AB

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
 Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
 Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
 Conservation Area - Upper King Street (Extension) Conservation Area 1985
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL