

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144670/NMC/2025

Date registered valid: 2 December 2025

Proposal: 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).

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

Ward(s): Piccadilly Ward

Applicant: Southern Green Properties Ltd

Agent (if any): Alex Welby Deloitte LLP

Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 09-12-25

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: N/A

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order: Not applicable

The 0.9 hectare site is bounded by Piccadilly, Newton Street, Back Piccadilly and 77-83 Piccadilly. It is on a gateway route from Piccadilly Station and a key pedestrian route close to Piccadilly Gardens. It is occupied by 69-75 Piccadilly (Halls Buildings) a 5 storey Grade II Listed building and 67 Piccadilly (Prince of Wales Building) also 5 storeys. Apart from the pub in the ground floor and basement of 69-75 Piccadilly both buildings have been vacant for some time. 67 Piccadilly has had significant structural interventions and has been supported by external and internal scaffolding since 2002 due to concerns of its structural integrity. Semi-permanent advertising hoardings have entirely concealed 67 Piccadilly for around 13 years. 77-83 Piccadilly is also Grade II Listed. The site is in the Stevenson Square Conservation Area.

The scaffolding and advertising hoarding and the lack of visible activity at the site has a detrimental impact on the quality of the townscape and character of the Stevenson Square Conservation Area and the setting of adjacent listed buildings. This part of the Conservation Area has a poor quality environment with a feeling of dilapidation and decline and the site is in need of significant investment.

The site overlooks Piccadilly Gardens and there is a high level of passing footfall on Piccadilly with about 3500 people cross Newton Street every hour. There are a variety of uses in the surrounding area including: an established residential population (Kingsley House, 15 Newton Street, 77-83 Piccadilly and 56 Dale Street) offices, hotels and serviced apartments, retail units and bars and restaurants.

A number of nearby buildings have been improved and converted including 21 Piccadilly (Travelodge Hotel), Gateway House (serviced apartments), Easy Hotel at 35 Newton Street and The Cow Hollow Hotel at 57 Newton Street. A derelict site on Aytoun Street has been redeveloped as a Holiday Inn. Other Major development schemes have been delivered close to the site at Piccadilly Plaza and Piccadilly Triangle and Kampus.

Description of development

Consent was granted in 2020 for the following:

Application ref no 127538/FO/2020

Erection of 11 storey building on site of 67 Piccadilly, as a Hotel (Use Class C1) with associated ground floor retail and leisure uses (Use Class A3 (Restaurant and Café), A4 (Drinking Establishment) and D2 (hotel leisure gym/ fitness area); provision of flexible amenity space at roof level; installation of external plant at roof level; provision of new public realm and associated works following demolition of 67 Piccadilly/4 - 6 Newton Street ('67 Piccadilly') including internal and external alterations to 69-75 Piccadilly (Halls Building) (comprising refurbishment and infilling of an existing rear void of to provide a 9-storey infill) relating to the reuse, refurbishment of the building for use along with the new 11 storey building.

Application ref no 127539/LO/2020

Listed Building Consent for internal and external alterations to 69-75 Piccadilly (Halls Building) (including refurbishment and infilling of an existing rear void of to provide a 9-storey infill and formation of connections) relating to the reuse, refurbishment and extension of the building for use along with an adjacent new 11 storey building as a Hotel (Use Class C1) on site of 67 Piccadilly.

Subsequent to this and in advance of the consented works coming forward in full, consents were granted for a Non Material amendment (app ref no 137960/NMC/2023) and S19 variation (app ref no 137958/JO/2023 to allow for an initial phase of works to progress that would commence the refurbishment process to be known as Phase 1. The proposed works were also to effect the lawfully implementing the extant planning permission and listed building consent.

To support those applications the applicants set out within the submission that since planning permission and listed building consent were granted in 2020 a number of well documented and unforeseen macroeconomic challenges have resulted in some delays in bringing forward this project.

The applications also sought consent for design adjustments to the proposed scheme, which reflected further detailed design development that had taken place during the construction design phase of work to date and changes to triggers for pre-commencement conditions to align with the revised phased implementation.

An additional condition (38) was added to the amended planning permission. The reason for this was that whilst acknowledging the fiscal challenges of recent years any changes could not in the interests of realising the regeneration of this key site within the Northern Quarter, allow for an open ended timescale for full commencement on site of the approved development and needed to ensure that the redevelopment was delivered within a reasonable timescale notwithstanding the above constraints. As such that additional condition was designed to ensure that the 2nd phase is commenced on site within 2 years of the current consents expiring.

Subsequent to the above approvals all relevant pre-commencement conditions were formally discharged by MCC.

As the 'backstop' date for full implementation (16-12-25) approaches, consent is now sought to amend the wording of the phasing condition with the deadline extension of timescale for entering the main contract proposed to be extended to 01/07/2027 and to include the introduction of phased deadlines for project updates to ensure progress can be appropriately tracked.

In support of the amendments the applicants have set out that the change to allow for and amended date for the full commencement of development is necessary to account for further unexpected delays to the programme, largely associated with the longer term structural impacts of Covid-19 and the complexity of delivering a high-quality scheme whilst preserving and enhancing heritage assets.

It is noted that since the consents were granted in 2020, the project has navigated a period of unprecedented macro-economic uncertainty. The 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.

Notwithstanding this a contract price for the full project has also been received, demonstrating continued commitment and tangible advancement on the project. The Applicant states that they remain committed to the full completion of the consented scheme and has prepared an updated programme to support the application that would see a start on the main build construction by late 2027.

Consultations & Notification Responses

None

Issues

Principle of the Proposed Amendment

The proposed changes would have no material impact upon the previously approved scheme and the works would 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.

Whilst acknowledging the fiscal challenges of recent years it continues to be the case that any changes cannot in the interests of realising the regeneration of this key site within the Northern Quarter, allow for an open ended timescale for full commencement on site of the approved development and need to ensure that the redevelopment is delivered within a reasonable timescale notwithstanding the above constraints. In the context of the case as set out by the applicant above and the additional project update requirements to be embedded within the revised condition, the proposed revised wording and 'backstop' date of 01/07/2027 is considered to be acceptable.

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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) 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

2) 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.

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.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Stevenson Square Conservation Area 1987

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL