

1 December 2025

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
PO Box 532
M60 2LA

FAO: Angela Leckie

Dear Angela,

67-75 Piccadilly, Manchester - Section 96a (Non-Material Amendment) application to Planning Permission (127538/FO/2020 (as amended)) and Section 19 (Minor-Material Amendment) application to Listed Building Consent (137958/JO/2023).

Please find enclosed applications submitted by the applicant, Southern Green Properties Ltd ('the Applicant') for a non-material amendment to Planning Permission ref.

127538/FO/2020 (as amended) in accordance with Section 96a of the Town and Country Planning Act 1990 and a minor-material amendment to Listed Building Consent ref.

137958/JO/2023 in accordance with Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

These applications are submitted in order to amend the wording of Condition 38 attached to Planning Permission ref. 127538/FO/2020 (as amended) and the wording of Condition 10 attached to Listed Building Consent ref. 137958/JO/2023. To clarify the wording of both conditions is identical and carries the same meaning.

The proposed amendment seeks to alter the deadline attached to the signing of the contract to demolish, build, and complete the entire building. This is sought 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. The applicant remains committed to the delivery of the key scheme which will serve as a gateway into the Northern Quarter of Manchester City Centre and serve to revitalise a dilapidated and unattractive corner of the street.

The description of developments for Planning Permission Ref. 127538/FO/2020 (as amended) and LBC Ref. 137958/JO/2023 are as follows:

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Planning Permission Ref. 127538/FO/2020 (as amended):

“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.”

Listed Building Consent Ref. 137958/JO/2023:

“Variation to Listed Building Consent 127539/LO/2020 to amend the triggers of conditions 3 (Contract), 4 (Material Samples and CEMP) 5 (Scaffolding), 6 (Construction Method), 7 (Details of Specified Works), 8 (Details of Works and Specifications) and 9 (Archaeology Watching Brief).”

Background

Planning history

In December 2020, Planning Permission and Listed Building Consent (ref. 127538/FO/2020 and ref. 127539/LO/2020) were granted for internal and external alterations to 69-75 Piccadilly (Halls Building) and the erection of an 11-storey building at 67 Piccadilly. Subsequently, in 2023, the Planning Permission was amended by a S96a application (ref. 137960/NMC/2023) which permitted a non-material design change seeking to better preserve the historic fabric and amended condition wording to enable a phased delivery of initial works. Concurrently, in 2023, a Section 19 application (ref. 137958/JO/2023) was approved for the same amendments included in the S96a application (ref. 137960/NMC/2023). Additionally, in 2023, condition discharge applications (ref. CDN/23/0596 and ref. CDN/23/0595) were approved against both consents which enabled the carrying out of initial building works. For the avoidance of doubt, material operations in accordance with the approved consents began on site lawfully prior to the expiry date and, as such, both the Planning Permission and Listed Building Consent are implemented and are therefore extant.

Importance of scheme delivery

The development is strategically important for Manchester's economic growth and regeneration, particularly within the 'Piccadilly North' area of the HS2 Manchester Piccadilly Strategic Regeneration Framework. It represents a significant step towards realising the full regeneration potential and agglomeration impacts of this part of the Northern Quarter, acting as an important anchor and stimulus for further investment in the City Centre, as well as a welcoming gateway to new arrivals at the city centre.

The approved scheme is a high-quality, sensitively designed development that significantly enhances the Site's appearance and character. It features active ground-floor retail and leisure uses, which reactivate the street-level facades along Piccadilly and Newton Street, bringing much-needed light, activity, and definition to these important pedestrian routes. This design approach, which respects the Site's historic context and uses a robust yet tactile material palette, creates a distinctive landmark building and enhances the Stevenson Square Conservation Area.

The site presents significant pre-existing challenges, including the long-term vacancy and poor structural condition of 67 Piccadilly, which had been concealed behind scaffolding for approximately 18 years, forming a negative component of the Conservation Area. Furthermore, the site's inactive frontages and highly congested pedestrian environment at the Piccadilly and Newton Street junction meant it was not conducive to a positive public realm, often acting as a poor gateway to the City Centre and attracting anti-social behaviour.

The consented scheme is specifically designed to overcome these significant barriers to development, transforming a problematic site into a vibrant asset. By doing so, it delivers substantial public benefits, including the comprehensive restoration of a Grade II listed building; the creation of an enhanced public realm with reactivated street-level facades, improved pedestrian connectivity and safety; and the establishment of a high-quality, active gateway to the City.

Reason for delay

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.

Compounding these macro-economic pressures, the project involves the complex and costly refurbishment of a Grade II listed building. While committed to preserving this important heritage asset, the inherent complexities and specialist requirements of such a restoration project add significant financial and logistical challenges, making it particularly sensitive to economic volatility and market uncertainties.

Despite these challenges, the scheme has been implemented. 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.

Proposals

Consultation meeting

The proposed deadline extension of timescale for entering the main contract has been presented to Manchester City Council (MCC) as Local Planning Authority during a meeting on 26 November 2025. At that meeting, it was proposed to introduce phased deadlines to ensure progress can be appropriately tracked.

Through this process, it has already been agreed that an update to the condition wording is acceptable in principle and non-material in nature.

Proposed amendments

These applications seek an amendment to the condition wording to permit a revised date for entering the main contract which will enable the applicant to deliver the consented scheme for the benefit of Manchester City Centre.

As previously discussed, due to the unforeseen circumstances and related delays, the applicant is unable to meet the 16th December 2025 deadline, and is requesting a rewording of this requirement to ensure the scheme remains deliverable.

¹ Business Insider: <https://www.business-live.co.uk/regional-development/manchesters-hotels-bouncing-back-after-20726127>

As part of their updated programme, the Applicant has new dates that can be reflected in an amended condition attached to the Planning Permission and Listed Building Consent. This will provide the Council with the confidence that progress is being made and that it can be tracked in an appropriate and proportionate manner. The proposed phasing dates are as follows:

- Date 1: Agree delivery partnership arrangement – 1st July 2026
- Date 2: Applicant to have received tender responses for full building contract – 1st January 2027
- Date 3: Long stop date for the signing of contract for full works – 1st July 2027

The relevant condition within the extant Planning Permission (ref. 127538/FO/2020 (as amended) C.38) and Listed Building Consent (ref. 137958/JO/2023 C.10) is worded as:

“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-A12GF P01 stamped as received on 01-09-23 as amended by 936-FCBS-ZZ-ZZ-PL-A0805_REV B, 1936-FCBS-ZZ-GF-DR-A-2810_REV B, 1936-FCBS-ZA-ZZ-DR-A1510_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 the contract for the demolition, construction and completion of the building hereby permitted has not been let by 16th December 2025 (and evidence 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.”

To incorporate the extension of time for entering the main contract, the applicant requests the following amendments to the condition wording of both the Planning Permission and Listed Building Consent:

“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-A12GF P01 stamped as received on 01-09-23 as amended by 936-FCBS-ZZ-ZZ-PL-A0805_REV B, 1936-FCBS-ZZ-GF-DR-A-2810_REV B, 1936-FCBS-ZA-ZZ-DR-A1510_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 ~~the contract~~

~~for the demolition, construction and completion of the building hereby permitted has not been let by 16th December 2025~~

(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."

Summary

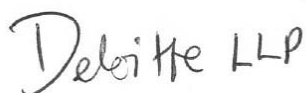
The proposals in this application seek only to ensure the scheme remains deliverable in the context of unprecedented macro-economic conditions and delays associated with the complexity of the proposals.

The proposed wording amendment will not materially alter the scheme in any way and will continue to support the delivery of a high-quality hotel operation that will add value to Manchester's offer and support the ongoing regeneration in the Piccadilly area.

As agreed in principle with MCC as the Local Planning Authority, are non-material in nature and as such can be agreed via this S.96a and S.19 application.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact Katie Wray (kawray@deloitte.co.uk / 0161 455 6350) with any clarifications.

Yours sincerely



Deloitte LLP