MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

1-3

Address Line 1

York Street

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M2 2AW

Description of site location must be completed if postcode is not known:

Easting (x)

384077

Northing (y)

398296

Description

Applicant Details

Name/Company

Title

First name

Surname

Mitchells & Butlers Retail Ltd

Company Name

Address

Address line 1

27 Fleet Street

Address line 2

Address line 3

Town/City

Birmingham

County

Country

United Kingdom

Postcode

B3 1JP

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Nick

Surname

Davey

Company Name

The JTS Partnership LLP

Address

Address line 1

Number One

Address line 2

The Drive

Address line 3

Great Warley

Town/City

Brentwood

County

Essex

Country

United Kingdom

Postcode

CM13 3DJ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Change of use of mezzanine first, second and third floors from offices to hotel (Use Class C1) with associated internal alterations to front entrance, and new lift shaft to rear.

Reference number

134736/FO/2022

Date of decision (date must be pre-application submission)

28/03/2024

Please state the condition number(s) to which this application relates

Condition number(s)

2

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The Company proposes to make a number of minor alterations to the scheme, which are briefly described in the submitted Addendum Heritage Statement, dated November 2025.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The drawing numbers listed in Condition 2 of permission 134736/FO/2022 need to be changed to:

- MAB46 AS01B
- MAB46 AS02B
- MAB46 AS03B
- MAB46 AS04B
- MAB46 AS05
- MAB46 AP01L
- MAB46 AP02N
- MAB46 AP03N
- MAB46 AP04L
- MAB46 AP05B
- MAB46 AP06A
- MAB46 AP07B
- MAB46 AP08
- MAB46 AP09
- MAB46 AP10A
- MAB46 AP11C
- MAB46 AP12
- MAB46 AP13
- MAB46 AP14E
- MAB46 AP15F
- MAB46 AP16A
- MAB46 AP17F
- MAB46 AP18E
- MAB46 AP19F
- MAB46 AP20C
- MAB46 AP20.1C
- MAB46 AP20.2A
- MAB46 AP20.3B
- MAB46 AP21E
- MAB46 AP22B
- MAB46 AP23A
- MAB46 AP24A
- MAB46 AP25A
- MAB46 AP26A
- MAB46 AP27
- MAB46 AP28
- MAB46 AP29C
- MAB46 AP30C
- MAB46 AP31C
- MAB46 AP32A
- MAB46 AP33B
- MAB46 AP35C
- MAB46 AP36
- MAB46 AP40
- MAB46 AP41
- MAB46 AP42
- MAB46 AP43
- MAB46 AP44A
- MAB46 AP50A
- MAB46 AP51A
- H19147-SK-01P1
- MAB B3322-PM-10-20-30-1001-P05
- MAB B3322-PM-10-20-30-1002-P07
- MAB B3322-PM-10-20-30-1003-P06
- MAB B3322-PM-10-20-30-1004-P03

Additionally, the documents listed in Condition 2 of permission 134736/FO/2022 need to be updated to:

- Colliers Letter undated

JTS Heritage Statement dated July 2022

Ardent Consulting Passenger Lift Condition Survey

Alison Pike Design & Access Statement Issue 2 July 2022

Hepworth Noise Impact Assessment November 2021

JTS Heritage Statement dated July 2022 (Updated February 2023)

Alison Pike Addendum Design & Access Statement Issue 1 February 2023

JTS Heritage Statement dated July 2022 (Updated February 2023 & August 2023)

Alison Pike Addendum Design & Access Statement Addendum Issue 2 August 2023

JTS Heritage Statement Addendum dated December 2023

Alison Pike Addendum Design & Access Statement Issue 3 December 2023

Email from applicant's agent to MCC with drawing schedule and submission dates 22nd March 2024

Alison Pike Addendum Design & Access Statement Issue 5 October 2025

JTS Heritage Statement Addendum dated November 2025

Drawing and Document Schedule October 2025

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- [ ] The Applicant
- [x] The Agent

Title

Mr

First Name

Nick

Surname

Davey

Declaration Date

03/11/2025

- [x] Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Nick Davey

Date

03/11/2025