THE JTS PARTNERSHIP LLP
Chartered Surveyors ● Chartered Town Planners
www.jtspartnership.co.uk | service@jtspartnership.co.uk

Number One, The Drive
Great Warley, Brentwood
Essex CM13 3DJ
Tel: 01277 224664

e-mail: alicia.lai@jtspartnership.co.uk

Our ref: ND/AL/8947

27th May 2026

Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

Dear Sir or Madam

Planning Portal References: PP-14964681
Application to Discharge Conditions 6a, 8(a & b), 10 & 13a of Planning Permission 144428/JO/2025
Browns Manchester, 1-3 York Street, Manchester, M2 2AW

On behalf of our client, Mitchells & Butlers Retail Ltd (the Applicant), we are pleased to submit a further application for the discharge of Conditions 6(a), 8, 10, 13(a) of planning permission 144428/JO/2025, which concerned the variation of Condition 2 (Approved Drawings) and Condition 9 (Materials) pursuant to Planning Permission 134736/FO/2022 to relocate louvres, change the cladding material and alter timescales, at the above site. The original application was approved for the change of use of the mezzanine, first, second and third floors of No. 1-3 York Street, from offices to hotel (Use Class C1), with associated alterations to the front entrance and the construction of a new lift shaft to rear.

Application 144428/JO/2025 was granted permission by the LPA on 9th February 2026.

List of drawings and documents submitted with the applications

This application to discharge the planning conditions comprises the following:

- This Covering Letter, dated 27th May 2026.
- Completed Application Form & Certificate.
- Drawing No. AS05 Site Location Plan.
- Decision Notice 134736/FO/2022, dated 28th March 2025.
- Decision Notice 144428/JO/2025, dated 9th February 2026.

Condition 6a (External Plant/Equipment/Servicing/Louvres/Extract Terminals

- New Plant/Equipment Noise Assessment, prepared by Hepworth Acoustics.

Condition 8a & b (Air Quality Exposure Assessment)

- Air Quality Exposure Assessment, prepared by Redmore Environmental.

Regulated by RICS
The JTS Partnership LLP. Trading as a Limited Liability Partnership. Registered in England and Wales. Company No. OC307263
Registered Office: The JTS Partnership LLP, Number One, The Drive, Great Warley, Brentwood, Essex, CM13 3DJ. Tel: 01277 224664

Condition 10 (A Scheme Detailing Cycle Storage Provision)

- Drawing No. AD08 Cycle Parking Layout, prepared by Allison Pike Architects & Designers.

Condition 13a (Local Benefit Proposal)

- Local Benefit Proposal, prepared by MAB.

Planning Condition 6a: External Plant/Equipment/Servicing/Louvres/Extract Terminals

The **full** discharge of **Condition 6a** is sought. It reads as follows:

"Externally mounted ancillary plant, equipment and servicing including extraction terminals or louvres shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority."

The application is accompanied by a new Plant/Equipment Noise Assessment, prepared by Hepworth Acoustics, to help fully discharge Condition 6a.

Planning Condition 8a & 8b: Air Quality Exposure Assessment:

The **full** discharge of **Condition 8** is sought. It reads as follows:

"Prior to commencement of the development, an air quality exposure assessment shall be submitted to and approved in writing by the City Council as local planning authority.

a) Prior to commencement of the development, mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation 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.

The application is accompanied by an Air Quality Exposure Assessment, prepared by Redmore Environmental, to help fully discharge Condition 8a & 8b.

Planning Condition 10 (A Scheme Detailing Cycle Storage Provision)

The **full** discharge of **Condition 10** is sought. It reads as follows:

"Prior to the use of the development, a scheme detailing cycle storage provision for both staff and customers of the hotel hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented prior to the first use of the development and remain in perpetuity for its lifetime.

Reason – In order to secure proper cycle storage on site in accordance with Core Strategy Policies CC5 and DM1, and the National Planning Policy Framework."

The application is accompanied by a detailed Cycle Parking Layout drawing, prepared by Allison Pike Architects & Designers, to help fully discharge Condition 10.

Condition 13a (Local Benefit Proposal)

The **full** discharge of **Condition 13a** is sought. It reads as follows:

> *"The development shall not commence until details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, as well as end use, 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 and operation 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.*

This application is accompanied by a Local Benefit Proposal, prepared by MAB, to help fully discharge Condition 13a.

Statutory Application Fees

We have calculated the statutory fee for the application to discharge the planning conditions to be £309.00 plus £91.00 of service charge, which has been paid in full.

If any further information is required with respect to any aspect of this submission, please contact Mr N Davey or Miss A Lai at this office.

Yours faithfully,

[redacted]

Alicia Lai
For and on behalf of The JTS Partnership LLP