ASTEER PLANNING
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53-55 Mosley Street
Manchester
M2 3HQ

Jennifer Atkinson
Manchester City Council
Planning,
Manchester City Council,
P O Box 532,
MANCHESTER,
M60 2LA

Our Ref: 0219

Date: 10 June 2026

Dear Jennifer,

Proposed redevelopment of Maybrook House on Blackfriars Street, Manchester M3 2EG (Planning Portal Reference: PP-14956171)

On behalf of Deansgate Ventures Limited ("the Applicant"), please find enclosed a full planning application for the following development at Maybrook House, Blackfriars Street, Manchester M3 2EG ('the Site'):

> *"Change of use of basement, part ground and all upper floors from gymnasium, restaurant and office use (Use Class E) to hotel (Use Class C1) together with the erection of a two storey vertical extension, external alterations and other associated works."*

The Applicant

The applicant, Deansgate Ventures Limited, has an established track record in the delivery and management of mixed-use development projects. The Applicant's approach focuses on delivering commercially sustainable schemes that respond positively to their surrounding context while supporting long-term economic activity, investment, and regeneration objectives.

The proposed development will benefit from partnership with an internationally recognised hotel operator known for its contemporary "lean luxury" model. It will combine high-quality, design-led accommodation and strong customer experience with efficient operational management, creating a resilient and commercially sustainable hospitality offering.

The Application Site

The Site extends to circa. 0.21 hectares and is situated on a prominent corner in Manchester City Centre. It is bound by Deansgate to the east, Blackfriars Street to the north, Parsonage to the west and Parsonage Lane to the south. Vehicular access to the site is via Parsonage Lane to the rear.

The existing building has a ground floor, lower ground floor and basement to address the level change across the site with 5 storeys above with a C-shape plan. It is clad in textured pre-cast concrete with the base and the vertical circulation clad in red brick. There is an extensive service area in the centre of the plan.

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It comprises a number of existing uses including office, retail, restaurant, café and drinking establishment. The upper floor office space is currently vacant and has been for period of circa. 5 years. Part of the basement space was last used a gym, however, is now also vacant. To the rear of the building is a service yard and a small amount of car parking.

Maybrook House was built in 1973 and was originally designed as an office building. Its layout, floor heights and building services no longer meet modern occupier requirements.

The Proposed Development

The key elements of the proposed development are as follows:

- Change of use of part basement, part ground and upper floors from Class E to C1.
- Two storey vertical extension;
- The creation of 226 no. standard hotel rooms and 12 accessible hotel rooms equating to 238 hotel rooms in total.
- The hotel rooms are located on floors 1 to 7.
- Bar area and 'Prep' kitchen with reduced extraction requirements on first floor.
- Back of house functions.
- External alterations including window replacement.
- New signage locations/ strategy.
- Car free development.

Existing occupiers, including Tesco, Trailfinders, The Liquor Store and La Vie Café, will remain as part of the proposals. Part of the existing basement (formerly a gym), Cosmo restaurant (part ground, first and second floor) and the vacant upper floor offices spaces will all be converted to hotel use.

The proposed development is described fully in the Design and Access Statement ('DAS') prepared by Jon Matthews Architects ('JMA') and presented on the suite of accompanying plans and drawings.

Supporting Information

The following information is submitted in support of the planning application as prior agreed during pre-application discussions:

Document	Author
Application Form, certificates and notices	Asteer Planning
Application Drawings (Drawing schedule enclosed at Appendix 1)	JMA Architects
Air Quality Assessment	Redmore Environmental
BNG Exemption Statement	Arbtech
BREEAM Pre-Assessment	Atelier Ten
Draft Construction Management Plan	Edmond Shipway
Crime Impact Assessment	Graphite Security
Daylight and Sunlight Amenity Impact Assessment Report	Proximity
Design and Access Statement (incl. Signage Strategy and operational management information)	JMA
Drainage Statement incl. SuDS Proforma	Woolgar Hunter
Preliminary Ecological Assessment	Arbtech
Energy and Carbon Statement (incl. GM Energy and Carbon Proforma)	Atelier Ten Ltd
Framework Travel Plan	SLR
Heritage Statement	Turley
Local Labour Agreement	Deansgate Ventures Ltd
Noise Impact Assessment	Atelier Ten Ltd

Document	Author
Review of Commercial Workspace and Refurbishment Viability	OBI
Statement of Community Involvement	Counter Context
Summary of Economic Benefits	Wisher Consulting
Supporting Planning Statement (including Economic Statement)	Asteer Planning
Television and Radio Reception Impact Assessment	GTech
Transport Statement	SLR
Ventilation Statement	Atelier Ten
Waste Strategy Report and Waste Proforma	SLR

Payment of the required Planning Application Fee (£21,088 + £91 service charge) in line with the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012 will be made via the Planning Portal (ref: **PP-14956171**).

We would be grateful if you could confirm receipt of this planning application and confirm in writing that it has been successfully registered and validated. Please do not hesitate to contact Asteer Planning if there are any queries or if further information is required in the meantime.

Yours Sincerely,

[redacted]

Chris Sinton
Director, Regeneration & Commercial
[redacted]

For and on behalf of Asteer Planning LLP
Enc. Full Planning Application Submission