17 June 2026
S73 RB Cover Letter

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**SUBMITTED VIA THE PLANNING PORTAL: PP-14986125**

FAO Michael Pearson

Dear Sir or Madam

**SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**
**APPLICATION FOR THE VARIATION OF CONDITION 2 OF PLANNING PERMISSION: 137450/FO/2023**

**ROYAL BUILDINGS, 2 MOSLEY STREET, MANCHESTER, M2 3AN**

## Introduction

We write on behalf of our client, Criterion Capital Ltd (Criterion), to apply for the variation of Condition 2 (approved plans) of Planning Permission 137450/FO/2023 which set out the approved drawings and documents associated with the change of use of the building.

The proposed development description is as follows:

*Variation of condition number 2 (specified plans) attached to planning permission referenced 137450/FO/2023 to allow amendments to the internal layout and elevational alterations including: erection of external staircase, alterations to roof and omission of rear extension and infilling of lightwell.*

## Background

Planning permission reference 137450/FO/2023 was granted on 14 December 2023 for *"Change of use of upper floors from offices (Use Class E) to hotel (Use Class C1), including infilling of lightwells, with boundary treatment to Meal Street".*

Since securing the permission, relevant pre-commencement conditions have been discharged and the applicant has been carrying out a series of enabling works within the building ahead of commencing the consented change of use.

The applicant has also taken an opportunity to review the approved internal hotel layout with a view to reorganise the internal arrangements and to introduce two new room types (known as Bunk Cocoon Rooms and Tree House Rooms), to add to the mix of rooms the hotel will deliver. The inclusion of these room types has resulted in a changes to the overall internal layout of the proposed hotel scheme.

## The Proposed Section 73 Minor Material Amendment Development

The inclusion of additional room types has resulted in a change to the internal layout of the change of use and an increase in the overall room numbers the development will deliver (190 as opposed the consented 187). In addition, the previously approved infill to the lightwell facing Meal Street Is no longer required to provide circulation space and has therefore been omitted. An external, back of house, staircase is now proposed in its place. Similarly,

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the previously approved extension above the north west pitched roof area is also no longer required and has therefore also been omitted. Overall, this results in less external physical alterations to the appearance and massing of the building.

In addition, this Section 73 application includes for 4no replacement timber windows to the Meal Street elevation of the building (these windows were subject to previous fire damage).

Full details of the proposed revisions are set out in the submitted Section 73 (S73) Design Statement prepared by Ryder Architects.

This application therefore seeks permission to vary Condition 2 (approved plans) of the Original Planning Permission, to capture the above changes.

**The Applicant & Hotel Brand**

Criterion Capital Ltd (Criterion) remain the applicant and have full ownership of Royal Buildings.

As per the original scheme, the hotel at Royal Buildings will be bought forward under Criterion's Zedwell Hotel brand. Zedwell is a hotel lifestyle concept designed to promote sleep, positive health & wellbeing. Zedwell seeks to provide its customers a private sanctuary located within busy city locations, transporting its guests into a calm & balanced state of mind. The Zedwell concept seeks to deliver its concept for a good night's sleep at an affordable level and always in a great urban location.

Criterion operate three successful Zedwell Hotels in London (Piccadilly, Tottenham Court Road and Greenwich). The Zedwell Hotel proposed for Royal Buildings will be the first outside of London.

Zedwell Hotels incorporate sustainable development principles into all of their developments through prioritising the re-use of existing buildings, and through the incorporation of considered design and initiatives relating to the management of the building. This is all underpinned in Zedwell's ESG Strategy, which includes but is not limited to climate change mitigation and adaptation; water management, and diversity and inclusion.

The S73 development will provide for the opportunity to improve the hotel offering in Manchester with the provision of 190 hotel rooms in line with the current demand spurred by the burgeoning tourist industry in Manchester. The development proposes:

- 190 hotel rooms including 10 accessible rooms (5.3% provision in line with the original consent)
- Two new room typologies, known as Bunk Cocoon Rooms and Tree House Rooms, have been incorporated into the scheme.

The previously approved Standard Rooms, Family Rooms and Accessible Rooms have been reclassified as Standard Cocoon Rooms, Group Rooms and Suites respectively, with no substantive change to their approved accommodation use.

In keeping with Zedwell's brand positioning, the S73 proposals will create a high quality and affordable hotel at Royal Buildings, which will make a noteworthy addition to the Manchester accommodation offer.

**Pre-Application Engagement**

The project team have engaged with Manchester City Council Planning Officers through pre-application engagement. Officers have provided advice on design and scope of the application and also confirmed that the Section 73 Minor Material Amendment route is acceptable route to amending the original consent.

**Original Technical Documents Review and S73 Submission Documents**

Technical Documents Review

A full review of the technical documents submitted with the original application has been carried out by the technical team with a view to confirm whether the changes sought via the S73 proposals require the reports to be updated. We summarise below the outcome of the this review, confirming which reports have been updated as part of this resubmission

| Document Name | Original Document | Technical Review / Condition Comment |
|---|---|---|
| **Approved Plans** | A full suite of revised plans have been prepared by Ryder Architects to support the S73. | Full suite of revised S73 plans (see Appendix 1 for drawing numbers schedule). |
| **Planning Statement** | A full policy assessment is included within the approved Planning Statement (dated June 2023) prepared by Savills approved under Planning Permission Reference : 137450/FO/2023) on the basis of the prevailing Local Development Plan and relevant material considerations at that time. | Planning policy adopted since the grant of the original consent is addressed at Appendix 2 of this cover letter.<br><br>Given the minor material nature of the proposed amendments, they have been reviewed against material considerations that have been adopted since the original Planning Statement (dated June 2023). We have concluded that the proposed amendments are minor and do not materially alter the nature or impact of the consented scheme. They are fully compliant with the latest National Planning Policy Framework, the Addendum to the Manchester Core Strategy (2024), the saved policies of the Manchester Unitary Development Plan (2006), and the relevant Places for Everyone policies JP-Strat1 and JP-Strat2.<br><br>The development will directly support sustainable economic growth and aligns fully with the overarching objectives of the current planning policy framework. |
| **Economics Impact Assessment** | The original application was supported by an Economic Impact Assessment prepared by Savills Economics.<br><br>The Assessment found that construction activities will lead to a short-term economic boost supporting 69 jobs. In the medium to long-term, the operational hotel | Savills Economic team have reviewed the scope of the proposed S73 amendments with a view to confirm whether the conclusions of the original Economic Impact Assessment report would materially change.<br><br>Accounting for net-additionality adjustments (i.e. leakage, |

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| | would support 30 net additional jobs in Greater Manchester and generate a net additional GVA of £5.4million p.a. The increase in activity and visitors' local spend will add a further net additional £7.4million p.a. to the local economy, thus, supporting the regeneration of Piccadilly Gardens and local businesses in and around Manchester. | displacement, deadweight) we anticipate the increase in three rooms will result in a marginal increase in the economic benefits resulting from the proposed scheme compared to the originally approved proposal.<br><br>It is the Savills Economic team's view that the scale of this increase does not necessitate an updated assessment and the conclusions of their original report remain valid and as such no update is required to the Economic Impact Assessment as it remains valid. |
| **Design and Access Statement** | A S73 Design Statement has been prepared which compares the revised proposals against the approved development | S73 Design Statement prepared by Ryder Architects to be read alongside original Design & Access Statement has been submitted. |
| **Heritage Statement** | The building is a non-designated heritage asset and the original application was supported by a Heritage Assessment.<br><br>The assessment concluded that the original development to Royal Building will result in no harm to the significance of the building as a non-designated heritage asset.<br>The proposed works are small in scale and will have a minor impact on the visual appearance of the buildings exterior. | The impact of the S73 proposals are addressed in the S73 Design Statement prepared by Ryder Architects<br><br>This S73 proposes less interventions to the external appearance of the building when compared to the original consent and as such the impact on the non-designated heritage asset is likely to be less than the previous approval. The S73 proposals are therefore considered to be acceptable in terms of its impact on a non-designated heritage asset in accordance with NPPF paragraph 216. |
| **Noise Impact Assessment** | The original submission was supported by a Noise Impact Assessment undertaken by Savills Acoustics. The assessment found that noise emissions from fixed plant items would result in sound levels at least 15 dB below the background sound level at the nearest noise sensitive receptor locations at all times.<br><br>The façade design of Royal Buildings allows for appropriate internal noise levels for hotel use, with existing façade providing a level of attenuation at least 3 dB better | Based on a review of the proposed changes to the scheme by NOVA Acoustics, the original Noise Impact Assessment are considered to remain applicable for the purposes of the Section 73 submission as the MEP strategy and associated plant selections have not materially changed from within the approved planning scheme.<br><br>The only revision relates to the updated building configuration and internal layout, which has resulted in the relocation of a limited amount of rooftop MEP equipment to suit the revised layout. As the plant items, |

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| | than required. As such, no mitigation works were required in relation to the original consent. | operational assumptions and overall servicing strategy remain consistent with those assessed previously, the original assessment methodology, plant noise limits and conclusions remain valid.<br><br>On this basis, it is considered that a full update of the Noise Impact Assessment is not required. No change is therefore required to the original Noise Impact Assessment, this document remains valid and unchanged.<br><br>Condition 10 (plant noise) of Original Consent to be reattached to any new S73 Permission. |
| **Crime Impact Statement (CIS)** | Greater Manchester Police (GMP) have prepared a new CIS based on the updated S73 layout | An updated CIS reference 2017/1035/CIS/01 (version D) dated 11th June 2026 has been submitted which reflects the proposed S73 layout.<br><br>Condition 16 (Secured By Design) of Original Consent to be updated with new CIS reference and reattached to any new S73 Permission. |
| **Servicing and Waste Management Strategy** | A Waste Management Strategy has been provided Vectos. The Strategy outlines the estimated weekly waste generation of such a development, and as such proposes that waste is collected 4 days a week, or potentially daily if required, through a private collection regime.<br><br>The waste calculations associated with the revised proposals have been updated to reflect the 3 additional rooms and also an update MCC Waste Collection Guidance. | As per the original consent, the brand's standard room types are designed as compact, efficient spaces that provide all essential requirements for short stay accommodation, with no eating and drinking facilities and guests staying at the hotel will mainly be accessing amenities in the surrounding area, therefore waste generation will be correspondingly very low.<br><br>An Addendum to Servicing and Waste Management Strategy has been produced by Astute Transport however the overall strategy remains as per the original consent. |
| **M&E & Ventilation Strategy** | A M&E and Ventilation Strategy prepared by Ridge was submitted with the original application. The Strategy took a strategic approach that established M&E / ventilation arrangements for each type of space contained within the building: | Shire Group (Project M&E Engineers) have reviewed the original M&E & Ventilation Strategy and confirm the strategy is unaffected by the S73 proposals. No change required, this document |

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| | • Communal Spaces corridors/lobbies/staircases : Mixed mode ventilation<br>• Hotel rooms : AHU supply and extract w/ heat recovery<br>• Reception and Entrance Areas : AHU supply and extract w/ heat recovery | remains valid and is therefore unchanged. |
| **Transport Statement** | Astute Transport Planning Ltd has been reviewed the updated S73 proposals with a view to confirm whether they have any material impact on the transportation and highways information submitted as part of the original application.<br><br>The transport submissions prepared in support of application ref: 137450/FO/2023 included a Transport Statement (TS) dated June 2023 and a TS Addendum Note in October 2023. The TS demonstrated that the proposed development site is located in a highly accessible location, the hotel development at Royal Buildings would have no impact upon the safe or efficient operation of the surrounding highway network and it would be appropriate for the scheme to not provide any on-site car parking as a reflection of the highly sustainable city centre location. The TS Addendum provided additional information to satisfy the Highway Authority in respect of the proposed refuse and servicing arrangements to serve the hotel and taxi access provision in the vicinity of the site, detailing the good provision of taxi ranks nearby where taxis could pick-up future guests. | Astute Transport Planning Ltd have prepared Transport Note which confirms that the that the proposed uplift of three hotel rooms at Royal Buildings will not have any material impacts and the findings of the transport submissions from the previously approved hotel scheme still remain valid and unchanged, and there will not be an unacceptable impact on highway safety or a severe residual cumulative impact on the road network. |
| **Framework Travel Plan** | Astute Transport Planning Ltd has been reviewed the updated S73 proposals with a view to confirm whether they have any material impact on the transportation and highways information submitted as part of the original application. | It is considered that the proposed uplift of three hotel rooms at Royal Buildings will not have any material impacts and the findings of the transport submissions from the previously approved hotel scheme still remain valid and unchanged, |

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| | | and there will not be an unacceptable impact on highway safety or a severe residual cumulative impact on the road network.<br><br>Condition 7 (travel plan) of Original Consent to be reattached to any new S73 Permission. |
| **Air Quality Assessment** | An air quality assessment was undertaken by Redmore Environmental Ltd and is appended to this application.<br><br>The potential for air quality impacts from traffic exhaust emissions associated with travel to and from the site during the operational phase was assessed. As the proposals do not include any car parking spaces, road traffic impacts were predicted to be not significant.<br><br>The potential for exposure of future occupants to elevated pollution levels was assumed based on the results of a desktop study. This indicated that concentrations are likely to be below the relevant criteria at the development location. The site was therefore deemed suitable for the proposed end use from an air-quality perspective. | No parking is proposed as part of the S73 application and an increase in three rooms would have negligible impact on air quality. As such, change required is required and the original Air Quality Assessment remains valid and unchanged.<br><br>Condition 12 (air quality) of Original Consent to be reattached to any new S73 Permission. |
| **Ecology Statement** | The original application was supported by an Ecological Statement and accompanying Preliminary Bat Roost Assessment (PRA) produced by Collington Winter Environmental Ltd. This utilised an initial desk-based assessment to collate baseline data, and an internal and external inspection of the site to compile information on potential roosting bat features, and potential points of access.<br><br>This found that the building has low bat roost suitability due to the lack of evidence of potential roosting features (PRFs) found during the survey. | Since the original consent was granted on going enabling works have been taking place within the building. Colington Winter have continued to visit the site to oversee the works<br>The low amount of Potential Roost Features (PRFs) within the building have been re-inspected and/ or removed under the supervision of Katie Brewer, Senior Ecologist and holder of a Class 2 Bat Survey Licence (Licence Reference: 2025-85711- SCI-CL18), on 1 September 2025. The supervised removal was undertaken to facilitate a detailed inspection of the identified PRFs to determine the presence or absence of roosting bats. No bats, or evidence of bat occupation, were identified within these features. No |

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| | | bats, bat droppings, feeding remains, staining, or any other evidence of bat occupation were recorded during the inspection.<br><br>Condition 18 (bat boxes) of Original Consent to be reattached to any new S73 Permission.<br><br>Biodiversity Net Gain (BNG) was made mandatory in England in April 2024. However this Section 73 Application is exempt from BNG requirements as the original consent was granted before February 2024. |
| **Environmental Standards Statement** | An Environmental Standards Statement (ESS) was produced by Ridge. This set out that the Proposed Development will incorporate passive energy techniques to reduce the requirements to consume energy to heat, ventilate and light the building. The development will include energy efficient measures in its building services to reduce the carbon footprint of the site, including; a highly efficient plant, energy efficient heating and cooling systems and energy efficient and the use of natural lighting and ventilation where possible. | M&E Engineers have reviewed the original strategy and confirm the strategy is unaffected by the S73 proposals.<br>As such, the ESS remains valid and unchanged by the S73 proposals. . |
| **Blue and Green Infrastructure Assessment** | An assessment of Green / Blue Infrastructure opportunities was undertaken by Ridge and submitted with the original application.<br><br>M&E Engineers have reviewed the original strategy and confirm the strategy is unaffected by the S73 proposals. | No change required, this document remains valid and unchanged. |

<u>S73 Submission Documents</u>

Following on from the above review, we enclose the following updated documents to support the S73 application:

- This cover letter;
- The completed application forms and certificates;
- The following updated documents:
  - List of Revised Plans prepared by Ryder Architects (see Appendix 1 which provides a list of the submitted S73 Plans in a schedule against those previously approved)
  - S73 Design Statement prepared by Ryder Architects

- S73 Updated Crime Impact Statement prepared by Greater Manchester Police
- S73 Service and Waste Management Addendum prepared by Astute
- S73 Transport Note prepared by Astute
- S73 Noise Technical Note prepared by Nova

As the application has been submitted electronically via the Planning Portal website (PP-14986125) along with payment of the requisite fee which has also been processed via the planning portal.

**Regularise Wordings of Discharged Conditions**

Since the approval original permission (Ref: 137450/FO/2023), the following planning conditions have been successfully discharged via the following condition discharge applications:

- Condition 6 (Construction/fit-out Management Plan): MCC Reference CDN/25/0031 Discharged on 11 March 2025
- Condition 15a (Local Benefit Proposal): MCC Reference CDN/25/0030 Discharged on 3 March 2025

This Application aim to regularise conditions 6 and 15a to reflect the latest position of these discharged conditions

**Planning Benefits**

The planning benefits of the development remain as per the original permission. Delivery of a high quality hotel at Royal Buildings will continue to bring a number of significant benefits, as follows:

- Boost to Piccadilly Gardens – a high quality apart hotel will have synergies with the adjoining land uses and be complementary to the leisure, shopping and entertainment offer in the area, adding vibrancy and activity to the area, both throughout the day and into the evening. This increased activity will add to the safety and security of the area.

- Choice and new offer – Manchester is much celebrated for its high-quality cultural offer, and its many museums, galleries, theatres, events and heritage assets play a key role in attracting visitors and contributing to wider inward investment, as well as helping to realise the community and place agendas at the heart of the city. Creating a hotel offer in this location will offer a distinctive product that complements the operator's existing provision within the City Centre. The new hotel would assist in meeting current and future demand for hotel accommodation within Manchester and assist in diversifying the offer for tourists and visitors, in accordance with Core Strategy Policy CC4.

- Vitality - It will bring a largely vacant building back to life, providing economic benefits to the City, and also contributing to the ongoing regeneration and reinvention of Piccadilly Gardens. The hotel use will complement the existing commercial and leisure uses within the area, in accordance with the City Centre Strategic Plan 2015-2018.

- Job Creation – The development will would create 30 FTE jobs. This would include a mix of full and part-time positions. The proposals will also lead to job creation during the construction phase. This will accord with the provisions of Policy EC1 and paragraph 85 of the NPPF which states that "*Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."*

The creation of additional hotel rooms in a City Centre location which is known for leisure and recreation will clearly contribute towards the Core Strategy's goal focusing culture and leisure in the City Centre and increasing its accessibility as well as contributing towards meeting the targets for growth in the tourism economy for the City and wider region.

The Site is located with Manchester City Centre and as such the development of hotel use is in accordance with Core Strategy CC4, Section 2 of the NPPF and Policies Policy JP-Strat1( Core Growth Area) and JP-Strat 2 (City Centre) in the Places for Everyone (PfE) joint plan.

The proposed hotel will contribute towards the quality of the City Centre hotel offer, in accordance with Core Strategy CC4. Zedwell is confirmed as the operator of the proposed hotel, and is fully committed to this Site, ensuring a viable and deliverable scheme.

The S73 proposals accord with the relevant policies of the Core Strategy and within the Places for Everyone (PfE) joint plan.. In terms of national planning policy, the scheme is consistent with the objectives outlined in the latest version of the NPPF, in particular the need to provide sustainable development in the right locations.

We trust that the information provided above is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Jay Patel at these offices.

Yours faithfully

Savills

**Savills (UK) Limited**
Planning

Appendix 1 List of Revised Plans and Drawings
Appendix 2 Updated Planning Policy

## Appendix 1 List of Revised Plans and Drawings

## Drawing Schedule

| Originally Approved Drawing Reference | New Revised Drawing Reference As submitted with this S73 |
|---|---|
| 9609-BA-XX-00-DR-A-01050-P3: Existing Location Plan | ROY_MAN_P-RYD-DR-A-00-0003.P1 Existing Location Plan |
| 9609-BUT-ZZ--01-DR-A-04000-P2: Proposed Basement Floor Plan | ROY_MAN_P-RYD-DR-A-10-0199.P1 Level B - GA Plan |
| 9609-BUT-ZZ-00-DR-A-04001-P3: Proposed Ground Floor Plan | ROY_MAN_P-RYD-DR-A-10-0200.P1 Level 00 - GA Plan |
| 9609-BUT-ZZ-01-DR-A-04002-P3: Proposed First Floor Plan | ROY_MAN_P-RYD-DR-A-10-0201.P1 Level 01 - GA Plan |
| 9609-BUT-ZZ-02-DR-A-04003-P3: Proposed Second Floor Plan | ROY_MAN_P-RYD-DR-A-10-0202.P1 Level 02 - GA Plan |
| 9609-BUT-ZZ-04-DR-A-04004-P3: Proposed Third Floor Plan | ROY_MAN_P-RYD-DR-A-10-0203.P1 Level 03 - GA Plan |
| 9609-BUT-ZZ-04-DR-A-04005-P3: Proposed Fourth Floor Plan | ROY_MAN_P-RYD-DR-A-10-0204.P1 Level 04 - GA Plan |
| | ROY_MAN_P-RYD-DR-A-10-0205.P1 Level 05 - GA Plan |
| 9609-BUT-ZZ-00-DR-A-04006-P2: Proposed Roof Plan | ROY_MAN_P-RYD-DR-A-10-0206.P1 Level R5 - GA Plan |
| 9609-BUT-ZZ-00-DR-A-05001-P7: Proposed South East Elevation | ROY_MAN_P-RYD-DR-A-20-0011.P1 Elevation A - Mosley Street - Proposed |
| 9609-BUT-ZZ-00-DR-A-05002-P5: Proposed North East Elevation | ROY_MAN_P-RYD-DR-A-20-0012.P1 Elevation B - Market Street - Proposed |
| 9609-BUT-ZZ-00-DR-A-05003-P3: Proposed North West Elevation | ROY_MAN_P-RYD-DR-A-20-0013.P1 Elevation C - Rear - Proposed |
| 9609-BUT-ZZ-00-DR-A-05004-P3: Proposed South West Elevations | ROY_MAN_P-RYD-DR-A-20-0014.P1 Elevation D - Meal Street - Proposed |
| 9609-BUT-ZZ-00-DR-A-06001-P4: Proposed Sections (Sheet 1 of 2) | ROY_MAN_P-RYD-DR-A-30-0011.P1 Section AA - Proposed |
| 9609-BUT-ZZ-00-DR-A-06002-P2: Proposed Sections (Sheet 2 of 2) | ROY_MAN_P-RYD-DR-A-30-0012.P1 Section BB - Proposed |
| | ROY_MAN_P-RYD-DR-A-20-0017.P1 Proposed Window Strategy |
| Service and Waste Management Strategy | Service and Waste Management Strategy Addendum |

# Appendix 2 Updated Planning Policy

Since original permission was granted in December 2023, there have been additions to the Local Development Plan notably the Places for Everyone (PfE) Plan (adopted in March 2024) and the Addendum to the Manchester Core Strategy (2024) which is to be read alongside the Manchester Core Strategy (2012).

**Places for Everyone (PfE) Joint Development Plan Document, Adopted March 2024**

The Places for Everyone ('PfE') plan is a Joint Development Plan for 9 of Greater Manchester's Planning Authorities, including Manchester City Council. The Plan was formally adopted by Manchester City Council on 20th March 2024.

The Plan seeks to deliver sustainable, inclusive growth through a number of Strategic Objectives, of most relevance to this application are:

- Objective 3: Playing our part in ensuring a thriving and productive economy in all parts of Greater Manchester- PfE seeks to ensure that there is adequate development land to meet employment need, prioritise brownfield land, and ensure that there is a diverse range of employment sites and premises.

- Objective 4: Maximise the potential arising from our national and international assets- PfE aims to improve visitor facilities within the City Centre. Development will be improved.

- Objective 5: Reduce inequalities and improve prosperity- the objective sets out to ensure that people in each neighbourhood have access to employment opportunities. Development will be prioritised win well-connected locations.

Further to the Strategic Objectives, PfE details the 'Core Growth Areas' across Manchester which have been identified to support growth across the area and provide opportunities for local communities. The proposed development site falls within the City Centre Core Growth Area .

| Policy Name | Description |
|---|---|
| Policy JP-Strat1 Core Growth Area | This policy identifies the city centre as playing a key role in Greater Manchester's economy with significant development potential. The Core Growth Area will be important in supporting the growth of jobs and providing employment opportunities. The city centre will be the largest source of new jobs within Greater Manchester, with an aim to create future employment opportunities across brownfield land. |
| JP-Strat 2: City Centre | This policy states that the role of the City Centre as 'the most significant economic location in the country outside London will be strengthened considerably'. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester. |
| JP-S1: Sustainable Development | This policy states that in order to help tackle climate change, development should 'aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives'. |

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| JP-J1: Supporting Long-Term Economic Growth | This policy states that a thriving, inclusive and productive economy will be sought in all boroughs. There will be an emphasis on maintaining a 'very high level of economic diversity' and 'facilitating development of high value clusters' in key economic sectors. |
| JP-J2: Employment Sites and Premises | The wording that supports Policy JP-J2 states that for economic growth to be sustainable in the long-term, it will be necessary for the supply of employment sites and premises to adapt to changing circumstances, technological advancements, and new working practices. The need to be able to compete for investment is constantly increasing. The policy states that 'existing employment areas that are important to maintaining a strong and diverse supply of sites and premises in our boroughs will be protected from redevelopment to other uses, nurtured to ensure they remain competitive and their accessibility improved where necessary' |
| JP-P2: Heritage | This policy states that the Councils will proactively manage and work with partners to 'positively conserve, sustain and enhance our historic environment and heritage assets and their settings'. Policy JP-P2 also states that opportunities will be pursued to aid 'the promotion, enjoyment, understanding and interpretation of heritage assets as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct Character, identity and sense of place.' |

**Addendum to Manchester Core Strategy 2024**

The Manchester Core Strategy Addendum (2024) is a short update that reflects the adoption of the Places for Everyone (PfE) joint plan. It does not replace the Core Strategy, but identifies which parts of existing policies are superseded by new PfE policies, particularly on housing, employment land, transport and environmental matters.

Key changes include updated housing requirements and densities, affordable housing policy, employment land figures, and climate and environmental standards, which are now set at the Greater Manchester level. Any parts of the original Core Strategy not replaced still apply, and as such decisions must read both documents together.

By deferring key strategic matters (like employment growth and spatial priorities) to the Places for Everyone (PfE) plan, it reinforces Manchester city centre as a primary location for commercial and visitor uses, including hotels. In addition, updates to employment related policies (now PfE-led) support commercial growth sectors, including tourism, leisure and business activity.

**Other Material Considerations**

National Planning Policy Framework (2024)

The latest iteration of the National Planning Policy Framework (NPPF) was published in December 2024. The main changes related shifting planning policy back towards boosting housing delivery (through reintroducing mandatory housing targets, tightens the five-year land supply requirement and the introduction of "Grey Belt" land.

The fundamental aim of the Framework is to proactively deliver sustainable development to support the Government's objectives for growth. The overall emphasis of the NPPF is to underpin the Government's key objectives of facilitating economic growth and securing sustainable development.

The NPPF continues ro support hotel delivery in city centre locations through its “town centres first” approach, economic growth policies, and support for tourism uses:

- Hotels are classed as “*main town centre uses*” (Annex 2), meaning policy directs them to town and city centre locations
- Paragraphs 90–91 require plans and decisions to prioritise town centres for main town centre uses, backed by the sequential test
- Paragraph 90 also promotes the growth, diversification and vitality of centres, supporting a mix of uses (including leisure and tourism) that hotels contribute to.
- The framework more broadly supports economic growth and the visitor economy (Section 6), encouraging authorities to plan for sectors like tourism where demand exists.

**Compliance with Policy**

The proposed amendments are minor and do not materially alter the nature or impact of the approved scheme. They are fully compliant with the latest National Planning Policy Framework, the Addendum to the Manchester Core Strategy (2024), the saved policies of the Manchester Unitary Development Plan (2006), and the relevant Places for Everyone policies JP-Strat1 and JP-Strat2.

The proposed use of the site as a hotel will make a clear and meaningful contribution to the continued growth of Manchester city centre as a leading visitor destination and business hub, both nationally and internationally. The site’s immediate proximity to a major transport hub, with excellent connectivity, reinforces its suitability for this use. The development will directly support sustainable economic growth and aligns fully with the overarching objectives of the current planning policy framework.