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11 June 2026

Planning Department
Manchester City Council
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FAO Lucy Harrison

Dear Lucy

Old Granada Studios, St John's, Manchester
Application under Section 73 of the Town and Country Planning Act 1990 to Vary Conditions attached to Planning Permission Ref: 138820/JO/2023

Manchester Quays (OGS) Developments Limited hereby submits this application under Section 73 of the Town and Country Planning Act 1990 to vary conditions attached to Planning Permission 138820/JO/2023, as set out in this Covering Letter.

Background

Full Planning Permission was granted on 16 November 2020 for the part refurbishment and part redevelopment of Old Granada Studios in St John's, Manchester (Ref: 127612/FO/2020) for a 175-bed hotel with a private members' club, a rooftop bar/restaurant and pool, ten-storey office building and ground-floor retail, retention of film and TV studios, modular workspaces, along with associated public realm and access works.

Revisions to the scheme have been agreed since Planning Permission was granted to improve the design and include a gym within the hotel. The description of development as shown in the latest Decision Notice (LPA Reference: 138820/JO/2023) is as follows:

"Amendments to conditions 2 (approved dwgs), 12 (ventilation), 15 (plant acoustics) and 19 (Noise - Building) attached to application ref no 135968/JO/2023 to alter internal layout of hotel, reduce the number of hotel rooms, introduce ancillary guest gym and alter an entrance to one dedicated to Soho House."

Subsequently, a Non-Material Amendment application to the above application (LPA reference 138820/JO/2023) was approved on 2 June 2025, amending condition 2 to alter the bracing to the flue to the western elevation.

Proposed Amendments

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Now that the building is substantially complete, this application seeks to regularise conditions that have been discharged under permission reference 138820/JO/2023, and to submit information required by conditions 17, 18, 23, 24 (a) and 25. Additionally, an update to Condition 37 regarding the gymnasium is proposed to allow its usage by guests and staff. The sole physical alteration proposed is a minor revision to the Level 1 façade at the rear of the OGS building, incorporating a new ventilation louvre required for the gym.

The proposed description of development for this Application is:

Variation of conditions 2 (approved drawings), 4 (Paving and surfacing strategy), 5 (Landscape Material Samples Programme), 6(Lighting), 12 (Kitchen Fumes), 17 (Acoustic report- External plant (all phases excluding Zone 6 and gym)), 18 (Acoustic report- External plant (Zone 6)), 23 (Acoustic report (all phases except gym)), 24(a) (Acoustic report (gym)), 25 (BREEAM), 29 (Vehicle drop off point), 34 (Local Labour), 36 (Second Entrance Details) and 37 (Gym use) attached to planning permission Ref: 138820/JO/2023.

The changes are set out in detail under the headings below, before being assessed against the relevant planning policies. For clarity, green text within the proposed condition wordings represents original text retained from the previous condition, and red text signifies the proposed revised wording.

Revision to Level 1 façade

The Applicant proposes a minor revision to the Level 1 façade on the west-facing elevation, necessitated by MEP requirements associated with the gym's fit-out. This involves replacing a section of an existing back-of-house window with a new air intake/exhaust for the gym. The location has been carefully selected behind the plant deck to ensure minimal visual impact and is not visible from street level. The revision is not perceptible on the elevation drawings but has resulted in an amendment to the Level 1 floorplan.

To clarify, it is proposed that Condition 2 attached to 138820/JO/2023 be amended to incorporate the revised drawings and documents, as listed in Appendix A.

Ventilation Strategy

The drawings outlined below have been submitted to reflect the ventilation strategy previously agreed through application reference CDN/25/0434 and subsequent correspondence dated 7 August 2025.

- Drawing East Elevation All Zones (180146-3DR-Z0-SE-DR-D130 Rev K)
- Drawing West Elevation All Zones (180146 3DR Z0 SE DR D 132 Rev H
- Drawing North Elevation All Zones (180146 3DR Z0 SE DR D 133 Rev J)
- Drawing GA Plan Roof Floor (180146 3DR Z0 RF DR D 111 Rev F)

The revisions comprise the introduction of two extract cowls at roof level, serving kitchen ventilation associated with the operational use of the building. These are located within the roof extension and the three-storey element adjacent to Quay Street. The positioning, scale and design of these features have been carefully integrated within the established roofscape and plant arrangement. As such, they do not result in any change to the overall massing, height or architectural composition of the building. Owing to their location and limited scale, the elements are not perceptible from street level or within relevant public views.

The ventilation strategy itself has already been reviewed and accepted through application reference CDN/25/0434. These drawings are now being submitted to ensure that the approved drawing schedule accurately reflects the scheme as constructed. The amendments are limited in scope and do not give rise to any material visual or amenity impacts.

Condition 37 (Gym usage)

The current wording of Condition 37 is as follows:

"The gymnasium hereby approved shall be for the use of hotel guests only and shall not be available to other members of the public."

As the current wording restricts gym use to hotel guests only, revised wording is proposed that will permit use by hotel guests, Soho House members and their guests, and Soho House and Mollie's staff. This modification does not alter the gym's size or its non-public nature and is intended to broaden access for associated patrons and personnel. This was agreed as acceptable with Manchester City Council Planning Officers in a meeting held 20 March 2026. The proposed condition wording for Condition 37 is as follows:

"The gymnasium hereby approved shall be for the use of (i) hotel guests; (ii) Soho House members and their guests; and (iii) Soho House and Mollie's staff only and shall not be available to other members of the public."

Previously Approved and Submitted Information

Conditions 4 (Surfacing and Paving strategy), 5 (Landscape Material) and 29 (Vehicle Drop off point)

Pursuant to Planning Permission 138820/JO/2023, details relating to conditions 4 (Paving and Surfacing Strategy), 5 (Landscape Material Samples Programme) and 29 (Vehicle drop off point) have been approved (CDN/22/0659 approved), based on the following landscape plans:

- 2236-EXA-XX-XX-DR-L-00200 REV P02 – PLANTING PLAN
- 2236-EXA-XX-XX-DR-L-00300 REV P02 - LEVELS PLAN
- 2236-EXA-XX-XX-DR-L-00601 REV P02 - KERBS AND EDGES DETAILS
- 2236-EXA-XX-XX-DR-L-00602 REV P02 - STREET FURNITURE DETAILS

- 2236-EXA-XX-XX-DR-L-00603 REV P02 - STEPS AND RAISED PLANTER DETAILS
- 2236-EXA-XX-XX-RP-L-00901 – PAVING AND SURFACING MATERIAL SCHEDULE
- 2236-EXA-XX-XX-DR-L-00100 REV T04 – LANDSCAPE GA PLAN
- 2236-EXA-XX-XX-DR-L-00600 REV T03 - SURFACE DETAILS

In the event that this application is approved, we therefore request that the approvals under Conditions 4, 5 and 29 are effectively carried forward into the new decision notice by ensuring that the condition wording reflects the approved plans as follows:

Condition 4

"The development hereby approved shall be implemented in accordance with the 'Landscape General Arrangement Plan' (Doc ref: 2236-EXA-XX-XX-DR-L-00100 Rev T04) prepared by Exterior Architecture,' Surface Details' (Doc ref: 2236-EXA-XX-XX-DR-L-00600 Rev T03) prepared by Exterior Architecture and 'Material Schedule' (Doc ref: 2236-EXA-XX-XX-RP-L-00901) received by the City Council, as Local Planning Authority, on the [Date to be added by MCC] (as approved under CDN/22/0659). All works shall be fully completed prior to the first occupation of the development hereby approved."

Condition 5

"The development hereby approved shall be carried out in accordance with the approved hard landscape materials details, as specified in the 'Landscape General Arrangement Plan' (Doc ref: 2236-EXA-XX-XX-DR-L-00100 Rev T04) prepared by Exterior Architecture, 'Surface Details' (Doc ref: 2236-EXA-XX-XX-DR-L-00600 Rev T03) prepared by Exterior Architecture, and the 'Material Schedule' (Doc ref: 2236-EXA-XX-XX-RP-L-00901) received by the City Council and approved under CDN/22/0659)". The approved details shall be implemented not later than 12 months from the date the building is first occupied."

Condition 29

"The vehicle drop off locations for the development hereby approved shall be implemented in accordance with the '2236-EXA-XX-XX-DR-L-00601 REV P02 - KERBS AND EDGES DETAILS' and '2236-EXA-XX-XX-DR-L-00600 Rev T03' prepared by Exterior Architecture received by the City Council and approved under CDN/22/0659."

Condition 12 (Kitchen Fumes)

The current wording for Condition 12 is as follows:

"Fumes, vapours and odours shall be extracted and discharged from each phase of the premises (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A), other than Zone 6 and the hotel's gymnasium,

in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences; any works approved shall be implemented before the use commences in each phase. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intake."

Condition 12 has been fully discharged via CDN/25/0434. We therefore request revisions to the wording as follows:

"Fumes, vapours and odours shall be extracted and discharged from each phase of the premises (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A), other than Zone 6 and the hotel's gymnasium, in accordance with Zone 4 & 5 Kitchen Extract Statement Rev D - June 2025 received by the City Council as local planning authority on 1 July 2025; 11080-VES-XX-ZZ-SC-M-05704K Mechanical Services Ventilation Services LV 07 Kitchen Ventilation Schematics received by the City Council as local planning authority on 1 July 2025; 11080-VES-XX-ZZ-SC-M-05705 Mechanical Services Ventilation Services LV LG -01 Schematic 1 of 2 received by the City Council as local planning authority on 1 July 2025; 240193-3DR-Z5-XX-DR-A-06100 Rev C01 Zone 5 - Roof plant review received by the City Council as local planning authority on 17 June 2025; 240193-3DR-Z4-XX-DR-A-06023 Rev C01 Z4 - Roof Plant heights study received by the City Council as local planning authority on 17 June 2025; Zone 5 Plant Atherton Street drawing received by the City Council as local planning authority on 17 June 2025; Plasmaclean Electrostatix ESP AG UV filtration brochure received by the City Council as local planning authority on 17 June 2025; and Maintenance Strategy - Kitchen Extract received by the City Council as local planning authority on 8 May 2025 and approved under CDN/25/0434."

Condition 34 (Local Labour)

The current wording for Condition 34 is as follows:

"The Local Labour Agreements set out by Bowmer and Kirkland and ARJ Construction, stamped as received by the Local Planning Authority on 02 November 2020 and agreed in writing with the City Council as local planning authority, shall be complied with during the construction phase. A further Local Labour Agreement shall be submitted to, and approved in writing by the City Council, as local planning authority, for operational elements of the proposed development, prior to the operation of each phase of development (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A). The approved details shall be implemented as part of the development."

Condition 34 was fully discharged via application CDN/25/0078. We therefore request revisions to the wording as follows:

"The Local Labour Agreements set out by Bowmer and Kirkland and ARJ Construction, stamped as received by the Local Planning Authority on 02 November 2020 and agreed in writing with the City Council as local planning authority, shall be complied with during the construction phase. Local Labour Agreements set out under Letter from Proteintech Europe Ltd dated 30 August 2024, Letter from Robiquity dated 30 August 2024,

Letter from Versa Studios dated 30 August 2024, stamped as received by the Local Planning Authority, and agreed in writing with the City Council as local planning authority under CDN/25/0078, shall be complied with during the operational phase."

Condition 36 (Second Entrance Details)

"Prior to the installation of the secondary entrance and fire escape annotated as points 19 and 20 on the proposed east elevation drawing number 180146 3DR Z0 SE DR D 130 Rev I, full details, including annotated cross-sections and profiles (scale 1:10 or otherwise as appropriate), of the proposed doors and framing, shall be submitted to and approved in writing by the City Council as local planning authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development."

Condition 36 was fully discharged via application CDN/25/0078. We therefore request revisions to the wording as follows:

"Prior to first occupation of the development, secondary entrance details shall be implemented in accordance with approved information under CDN/25/0078, comprising 001-72120 Rev C Zone 5 Clubhouse Reception - Doors & Windows - Plans & Elevations; 005-72120 Rev A Zone 5 Clubhouse Reception - Doors & Windows - Fire Escape Door, Email from Michael Percival to Lucy Harrison dated 6 March 2025, and the Antique Brass and Blackened Stainless Steel samples, agreed in writing with the City Council as local planning authority."

Regularisation of Submitted Drawings

Proposed Long East Elevation (Revision D to Revision E)

In relation to the second entrance, Proposed Long East Elevation (drawing reference *180146 3DR Z0 SE DR D 135 Rev E*) was submitted during the determination period of 138820/JO/2023. The drawing was updated to provide detail of the rooftop bar entrance area in response to MCC comments dated 27 February 2025, relating to the treatment of the rooftop bar entrance and fire escape door arrangement.

While considered as part of that application, this revision was not included in the final decision notice. We therefore request drawing reference *180146 3DR Z0 SE DR D 135 Rev E* be included in Condition 2 attached to 138820/JO/2023, as an approved drawing.

Proposed General Arrangement Plan Fifth Floor (Revision D to Revision E)

Drawing reference 180146 3DR Z0 05 DR D 105 Revision E was submitted under application ref. 138820/JO/2023 to reflect the changes in the floor plan, replacing two smaller bedrooms for a larger suite. However, the decision notice issued references an earlier version (*drawing reference 180146 3DR Z0 05 DR D*

105 Revision D). Condition 2 attached to 138820/JO/2023 is to be updated to reflect the correct drawing reference Revision E.

New Condition Discharge Information

Condition 6 (Lighting Strategy)

The current wording for Condition 6 is as follows:

"Notwithstanding the approval of the External Building Lighting Proposal (Zone 6) 190239-3DR-Z6-XX-DR-E-150 Rev B dated January 2021 and QP10036-Rev01 Old Granada Studios-Exterior Report dated 11 January 2022 prepared by P&A for Zone 6 only under CDN/21/0820 on 01/06/2022,each phase of the development (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) hereby approved shall include a building lighting scheme, including the rooftop extension to the hotel / members club, and a scheme for the illumination of all external areas during the period between dusk and dawn.

Full details of such a scheme, including lighting levels within internal public areas and how the impact on occupiers of nearby properties will be mitigated, shall be submitted to and approved in writing by the City Council as local planning authority before the development is completed.

External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. The approved scheme for each phase shall be implemented in full before each phase of the development is first occupied."

On 7 July 2025, a Lighting Assessment (Doc ref: *MLS251 Old Granada Studios – External Lighting Assessment 250304*) partially discharged Condition 6 under condition discharge application (CDN/25/0434).

To fully discharge the condition, the submission of a verification assessment of the lighting showing the measurements expressed in cd/m2 is required.

MLS251-01 Old Granada Studios - External Lighting Addendum & Post-Installation Validation Report 260320 prepared by Match Lighting Studio submitted with this application to discharge Condition 6 provides post-installation validation of the installed external lighting scheme and presents measured illuminance levels and derived luminance of surrounding surfaces at receptor locations.

Subject to being acceptable, we request Condition 6 be discharged in full and the condition wording updated to reflect the information submitted, as follows:

"Each phase of the development (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) hereby approved shall operate in accordance with MLS251 Old Granada Studios – External Lighting Assessment 250304 and the External Lighting Addendum & Post-Installation Validation Report prepared by Match Lighting Studio."

Condition 17 (External Acoustics (excluding Zone 6 and gym))

The current wording for Condition 17 is as follows:

a. Externally mounted ancillary plant, equipment and servicing for each phase (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) other than Zone 6 and the hotel gymnasium, 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. The scheme for each phase (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) other than Zone 6 and the hotel gymnasium, shall be submitted to and approved in writing by the City Council as local planning authority prior to first occupation in order to secure a reduction in the level of noise emanating from the site.

b. Prior to first occupation of each phase (as identified on ZONE PLAN 180146-3DRZ0-XX-DR-D112 REV A) other than Zone 6 and the hotel gymnasium, a verification report to validate that the work undertaken throughout that phase of the development conforms to the recommendations and requirements in the scheme approved under point a. above, shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall include post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria and timescales for the implementation of those measures.

To fully discharge Condition 17, acoustic report "*Planning condition 17 discharge report*" has been submitted with this Application. The report details the scheme for the selection and acoustic treatment of externally mounted ancillary plant, equipment, and servicing, and provides verification of its efficacy.

We therefore request Condition 17 be discharged in full and the condition wording updated to reflect this, as follows:

" Prior to first occupation, externally mounted ancillary plant, equipment and servicing for each phase (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) other than Zone 6 and the hotel gymnasium, shall be selected and/or acoustically treated in accordance with '15037-R21-B Planning condition 17 discharge report' dated 28 April 2026, and as verified by the report."

Condition 18 (Acoustic report- External plant (Zone 6))

The current wording for Condition 18 is as follows:

a. Prior to first occupation of Zone 6 (as identified on ZONE PLAN 180146-3DR-Z0- XX-DR-D112 REV A), the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with the Plant Noise Egress Assessment Report dated July 2021 prepared by Sandy Brown (approved as part of application referenced CDN/21/0820 on 01/06/2022) in order to secure a reduction in the

level of noise emanating from the equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

b. Prior to first occupation of Phase 6 (as identified on ZONE PLAN 180146-3DR-Z0- XX-DR-D112 REV A), a verification report to validate that the work undertaken throughout that phase of the development conforms to the recommendations and requirements in the Plant Noise Egress Assessment Report dated July 2021 prepared by Sandy Brown (approved as part of application referenced CDN/21/0820 on 01/06/2022) shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall include post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria and timescales for the implementation of those measures.

To fully discharge Condition 18, 15037-R22-A Planning condition 18 discharge report has been submitted with this Application. Sample noise measurements were undertaken on site on 29 April 2026 to verify noise levels from the installed plant in operation. The measurements and subsequent assessment indicate that plant noise egress complies with the noise criteria.

We therefore request Condition 18 be amended to reflect this submission information, as follows:

"Prior to first occupation of Zone 6 (as identified on ZONE PLAN 180146-3DR-Z0- XX-DR-D112 REV A), the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with the Plant Noise Egress Assessment Report dated July 2021 prepared by Sandy Brown (approved as part of application referenced CDN/21/0820 on 01/06/2022) in order to secure a reduction in the level of noise emanating from the equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. This has been verified in the Planning condition 18 discharge report '15037-R22-A Planning condition 18 discharge report' dated 8 May 2026."

Condition 23 (Acoustic report (all phases except gym))

The current wording for Condition 23 is as follows:

a. Prior to first occupation of each phase of the premises (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) other than the gymnasium, the development within each phase (as identified on ZONE PLAN 180146-3DR-Z0-XX-DRD112 REV A) other than the gymnasium, shall be acoustically insulated and treated to limit the break out of noise in accordance with the Stage 4 Acoustic Design Report dated July 2019 prepared by Sandy Brown (approved as part of application referenced CDN/21/0820 on 01/06/2022). Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location.

b) Prior to first occupation of each phase of the premises (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A) other than the hotel gymnasium, a verification report to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the Stage 4 Acoustic

Design Report dated July 2019 prepared by Sandy Brown (approved as part of application referenced CDN/21/0820 on 01/06/2022) shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall include post completion testing to confirm that acceptable criteria has been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria and timescales for the implementation of those measures.

To allow for Condition 23 to be amended, '*15037-R20-C Planning condition 23 discharge report' dated 27 March 2026* has been submitted with this Application. The report verifies that the development has been acoustically insulated and treated to limit the break out of noise in accordance with the Stage 4 Acoustic Design Report (Sandy Brown, July 2019) and confirms that the criteria has been met.

We therefore request Condition 23 be amended to reflect this submission information as follows:

"The development hereby approved shall be operated in accordance with the recommendations and requirements contained in the Stage 4 Acoustic Design Report dated July 2019 prepared by Sandy Brown (approved as part of application referenced CDN/21/0820 on 01/06/2022) and as verified within '15037-R20-C Planning condition 23 discharge report' dated 27 March 2026. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location."

Condition 24 (a) (Acoustics report (gym))

The current wording for Condition 24 is as follows:

"a. The premises comprising the hotel gymnasium shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented in full before the gymnasium use commences. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

b. Prior to first occupation of the hotel gymnasium, a verification report to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the scheme approved under point a. above shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall include post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria and timescales for the implementation of those measures."

To amend part (a) of Condition 24, Acoustic report '*15037-R17-A Acoustic planning report'* has been submitted with the application. This document has been approved under Condition Discharge application ref CDN/21/0820 to previously discharge Part (a) of Condition 19.

We therefore request Condition 24 be amended in relation to Part (a) of the condition as follows:

"a. The premises comprising the hotel gymnasium shall be acoustically insulated and treated to limit the break out of noise in accordance with 15037-R17-A Acoustic planning report dated 6 December 2023, prepared by Sandy Brown, stamped as received by the Local Planning Authority on [Date to be added by MCC], and agreed in writing with the City Council as local planning authority.

b. Prior to first occupation of the hotel gymnasium, a verification report to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the scheme approved under point a. above shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall include post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria and timescales for the implementation of those measures."

Condition 25 (BREEAM)

The current wording of Condition 25 is as follows:

"The development hereby approved, excluding container-type B1 Office units, shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'very good'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority prior to occupancy of each part of the development."

Condition 25 requires submission of a BREEAM post construction review certificate prior to occupancy of the development. A BREEAM UK Certificate for Zone 6 was approved under Discharge of Condition application (CDN/24/0423), partially discharging Condition 25.

To fully discharge Condition 25, a BREEAM Refurbishment and Fit Out Final Certificate (*Doc ref: BREEAM-0135-1006*) dated 19 May 2026 has been submitted with the application. It confirms that the scheme achieves a score of 59.1%, which exceeds the 55% minimum required for a 'Very Good' rating.

We therefore request Condition 25 be amended as follows:

"Excluding container-type B1 Office units, the development hereby approved has achieved a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'Very Good' as confirmed on 'BREEAM Refurbishment and Fit Out Final Certificate' dated 19 May 2026."

Planning Policy Assessment

Save for Places for Everyone (2024), full consideration of the development against the planning policy framework has been considered within the Planning Statement prepared by Deloitte, approved under 138820/JO/2023.

The amendments proposed under this Application do not affect the previous assessment of the proposals approved under Planning Permission (Ref: 138820/JO/2023), as there are no physical changes except for the replaced window on Level 1 and alterations approved under the ventilation strategy. For completeness, the Local Development Plan currently comprises:

- Places for Everyone Plan (2024).
- Manchester Core Strategy (2012) and Addendum to Manchester Core Strategy (2024).
- Saved Policies of the 2006 Manchester Unitary Development Plan.

The National Planning Policy Framework (NPPF) forms a Material Consideration in the determination of this Application and was updated in December 2024 (with minor updates introduced in February 2025).

Heritage Considerations

The Site lies within the Castlefield Conservation Area and comprises buildings associated with the former Granada Studios complex. While the buildings are not statutorily listed, they are recognised as non-designated heritage assets, contributing to the historic and townscape character of the Conservation Area through their industrial architectural form, massing, and association with the cultural history of broadcasting in Manchester.

The significance of the site is primarily derived from the retained form and industrial character of the studio buildings and the contribution of the built form to the wider townscape and character of the Conservation Area.

Paragraph 207 of the NPPF requires applicants to describe the significance of any heritage assets affected in a manner proportionate to their importance and sufficient to understand the potential impact of the proposals. this case, the proposed works are limited to:

- A minor alteration to a secondary, west-facing elevation at Level 1, involving the replacement of an existing window with a ventilation louvre; and
- The regularisation of previously approved ventilation elements located at roof level, which are integrated within the established plant and roofscape.

In accordance with paragraph 208 of the NPPF, the impact of the proposals has been assessed having regard to the identified significance of the asset. The Level 1 louvre is positioned on a secondary elevation, located behind the existing plant deck such that it is not visible from the street level. The intervention does not affect the principal elevations, architectural detailing, or features which contribute to the building's significance.

Similarly, the roof-level ventilation elements subject to regularisation are modest in scale and form part of the established plant arrangement. They do not alter the perceived massing, height, or character of the building, nor do they affect the legibility of the wider roofscape which contributes to the character of the Conservation Area.

Accordingly, the proposals do not affect those elements of the building which contribute to its significance, nor do they affect the character or appearance of the Castlefield Conservation Area.

Having regard to paragraph 212 of the NPPF, which requires great weight to be given to the conservation of heritage assets, it is concluded that the proposals result in no harm to the significance of both designated and non-designated heritage assets. As such, there is no requirement to undertake a balancing exercise under paragraph 216 of the NPPF. A review of the proposed amendments against the Development Plan and material considerations confirms that the changes are minor in nature and do not alter the acceptability of the scheme as previously approved. The proposals do not give rise to any material heritage, design, or amenity impacts and would not affect the determination of this Application.

Summary

The amendments to condition wording set out in this Section 73 Application are material in nature. The approach to this amendment application has been agreed in principle with the Local Planning Authority, following an online pre-application meeting on 20 March 2026.

This application comprises this Covering Letter and the following documentation:

- Application Form and Notices prepared by Deloitte.
- Revised drawings and approved documents outlined under Table 1
- Landscape General Arrangement Plan (*Doc ref: 2236-EXA-XX-XX-DR-L-00100 Rev T04*), prepared by Exterior Architecture
- Surface Details (*Doc ref: 2236-EXA-XX-XX-DR-L-00600 Rev T03*), prepared by Exterior Architecture
- Material Schedule (*Doc ref: 2236-EXA-XX-XX-RP-L-00901*), prepared by Exterior Architecture
- Lighting verification report *(Doc ref: MLS251-01 Old Granada Studios - External Lighting Addendum & Post-Installation Validation Report 260320)*, prepared by Match Lighting Studio

- Condition 17 acoustic report (D*oc ref: 15037-R21-B Planning condition 17 discharge report*)
- Condition 18 acoustic report (*Doc ref: 15037-R22-A Planning condition 18 discharge report)*
- Condition 23 acoustic report (*Doc ref: '15037-R20-C Planning condition 23 discharge report')*
- Condition 24 acoustic report (*Doc ref: 15037-R17-A Acoustic planning report')*
- BREEAM Refurbishment and Fit Out Final Certificate (Doc ref: BREEAM-0135-1006) dated 19 May 2026

The Application has been submitted via the Planning Portal under Reference: PP-14909483. The application fee of £2,076, in addition to the prerequisite Planning Portal service charge of £91, has been paid online. We trust that the above information is suitable to enable approval of this application.

We would be grateful for written confirmation of the receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact my colleagues Michael Percival (mipercival@deloitte.co.uk / +44 161 455 6672) or Ragini Dutta (raginidutta@deloitte.co.uk / +44 330 138 6276)

Yours sincerely

Deloitte LLP

Deloitte LLP

Appendix A – Proposed Condition 2 Wording

Proposed Wording of Condition 2, with revised text outlined in red :

Each phase of the development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings:

180146-3DR-Z0-XX-DR-D112 Rev A Zone Plan ; 180146 3DR Z0 XX DR D001 Rev A Site Location Plan; 180146 3DR Z0 XX DR D002 Rev B Existing Site Plan; 180146 3DR Z2 LG DR D 099 Rev E Proposed GA Plan Lower Ground Floor; 180146 3DR Z0 00 DR D 100 Rev H Proposed GA Plan Ground Floor; 180146 3DR Z2 01 DR D 101 Rev E Proposed GA Plan First Floor; 180146 3DR Z2 02 DR D 102 Rev E Proposed GA Plan Second Floor; 180146 3DR Z2 03 DR D 103 Rev E Proposed GA Plan Third Floor; 180146 3DR Z2 04 DR D 104 Rev B Proposed GA Plan Fourth Floor; 180146 3DR Z0 05 DR D 105 Rev E Proposed GA plan Fifth Floor; 180146 3DR Z0 06 DR D 106 Rev A Proposed GA Plan Sixth Floor; 180146 3DR Z0 07 DR D 107 Rev E Proposed GA Plan Seventh Floor; 180146 3DR Z0 08 DR D 108 Rev E Proposed GA Plan Eighth Floor; 180146 3DR Z0 09 DR D 109 Rev E Proposed GA Plan Ninth Floor; 180146 3DR Z0 10 DR D 110 Rev E Proposed GA Plan Tenth Floor; 180146 3DR Z0 RF DR D 111 Rev F Proposed GA Plan Roof Plan; 180146 3DR Z0 SE DR D 120 Rev D Proposed Section A-A ; 180146 3DR Z0 SE DR D 121 Rev B Proposed Section B-B; 180146 3DR Z0 SE DR D 122 Rev C Proposed Section C-C; 180146 3DR Z2 SE DR D 123 Rev E Proposed Section D-D; 180146 3DR Z2 SE DR D 124 Rev E Proposed Section E-E; 180146 3DR Z0 SE DR D 125 Rev D Proposed Section F-F; 180146 3DR Z2 SE DR D 126 Rev E Proposed Section G-G; 180146 3DR Z0 SE DR D 130 Rev K Proposed East Elevation All Zones; 180146 3DR Z0 SE DR D 131 Rev E Proposed South Elevation All Zones; 180146 3DR Z0 SE DR D 132 Rev H Proposed West Elevation All Zones; 180146 3DR Z0 SE DR D 133 Rev J Proposed North Elevation All Zones; 180146 3DR Z0 SE DR D 135 Rev E Proposed Long East Elevation; 180146 3DR Z0 SE DR D 136 Rev C Proposed Long South Elevation; 180146 3DR Z2 SE DR D 137 Rev D Proposed Long West Elevation; 180146 3DR Z2 SE DR D 138 Rev D Proposed Long North Elevation; Hurstwood Environmental drawings 63050-VAU-Z6-01-DR-N-5702; 63050-VAU-Z6-05-DR-N-5706; 63050-VAU-Z6-04-DR-N-5705; 63050-VAU-Z6-06-DR-N-5707; 63050-VAU-Z6-03-DR-N-5704; 63050-VAU-Z6-02-DR-N-5703; 63050-VAU-Z6-07-DR-N-5708; OGS-VES-Z6-08-DR-M-5709; OGS-VES-Z6-09-DR-M-5710; 63050-VAU-Z6-LG-DR-N-5700; 63050-VAU-Z6-GF-DR-N-5701; 63050-VAU-Z6-XX-DR-N-5700; Drawings approved under CDN/22/0749 56434_21_1B Pool Glazing Details; 56434_2_1 Proposed Glass Roof Scheme; 56434_2_3 Proposed Glass Roof Scheme; Z5-GA 035 East Elevation Zone 5; Z5-GA 036 West Elevation Zone 5; Z5-GA 038 North Elevation Zone 5; 441-115 Zone 5 L8 CW12 East Elevation GA & Sections; 441-116 Zone 5 L8 CW11 North Elevation GA & Sections; 441-117 Zone 5 L8 CW9 & CW11 West Elevation GA & Sections; 441-112 Zone 5 L9 CW6 East Elevation GA & Sections; 441-113 Zone 5 L9 CW7 North Elevation GA & Sections; 441-114 Zone 5 L9 CW8 West Elevation GA & Sections; 441-200 Zone 5 L9 Plan & Sections; C7123-LV-001 Rev A Plant Screen; C7123-LV-002 Rev A Plant Screen Elevations; C7123-SK-220810 Screen Modifications prepared by Soho House stamped as received by the Local Planning Authority on 20th October 2022; and External Rooftop Window Treatment Schedule prepared by Soho House stamped as received by the Local Planning Authority on 20th October 2022; 22-049-SI-02 - Proposed Signage Elevation;

and 22-049-SI-01 - Proposed Signage Elevation North Façade prepared by Allied London stamped as received by the Local Planning Authority on 20th October 2022; 2236-EXA-XX-XX-DR-L-00100 T04, 2236-EXA-XX-XX-DR-L-00600 T03, 2236-EXA-XX-XX-RP-L-00901, 2236-EXA-XX-XX-DR-L-00200 REV P02, 2236-EXA-XX-XX-DR-L-00300 REV P02, 2236-EXA-XX-XX-DR-L-00601 REV P02, 2236-EXA-XX-XX-DR-L-00602 REV P02, 2236-EXA-XX-XX-DR-L-00603 REV P02; 001-72120 Rev C- Clubhouse Reception - Doors & Windows- Plans & Elevations; 005-72120 Rev A- Clubhouse Reception - Doors & Windows - Fire Escape Door

Documents:

180146_3DR_RP_Z2 Planning Amendments June 2021 prepared by 3D Reid; Design and Access Statement, including Public Realm Strategy, prepared by 3D Reid; Statement of Consultation and Addendum prepared by Deloitte; Archaeological Desktop Report prepared by Salford Archaeology; Archaeological Excavation Report prepared by Salford Archaeology; BREEAM Pre-Assessment prepared by Crookes Walker Consulting; Environmental Standards Statement (including Blue and Green Infrastructure Statement) prepared by Element Sustainability; Energy Statement prepared by Crookes Walker Consulting; Ventilation Strategy prepared by Crookes Walker Consulting; Heritage Statement prepared by Stephen Levrant Heritage Architecture; Ecological Assessment prepared by ERAP; Drainage Strategy prepared by Curtins; Crime Impact Statement prepared by Greater Manchester Police; Transport Statement prepared by Vectos; Framework Travel Plan prepared by Vectos; Phase 1 and 2 Ground Conditions Reports prepared by Curtins; UXO Survey undertaken by Planit Surveys; Acoustic Statement prepared by Sandy Brown; Construction Management Plans prepared by B&K and ARJ; Waste and Servicing Management Strategy prepared by Vectos; Tech Note 01 - OGS Zone 6 Waste Update June 2021, prepared by Vectos; TV Impact Report prepared by ScS Technologies; Air Quality Assessment prepared by Hilson Moran; Dust Assessment (Air Quality Management Plan) prepared by Hilson Moran; Lighting Assessment prepared by Hoare Lea; Hotel Management Strategy prepared by SHG; Sunlight and Daylight Statement prepared by GVA Schatunowski Brooks stamped as received by the Local Planning Authority on 11 August 2020; External Materials Schedule and QA procedures dated 02 November 2020 prepared by Bowmer and Kirkland; The letter from Deloitte LLP dated 16 January 2023; The Design for Security letter FAO Daniel Jamison, Zone 6 OGS dated 01 December 2021; Old Granada Studios – External Lighting Assessment 250304; Zone 4 & 5 Kitchen Extract Statement Rev D dated June 2025; 11080-VES-XX-ZZ-SC-M-05704K; 11080-VES-XX-ZZ-SC-M-05705; 240193-3DR-Z5-XX-DR-A-06100 Rev C01; 240193-3DR-Z4-XX-DR-A-06023 Rev C01 Z4; Zone 5 Plant Atherton St; Plasmaclean Electrostatix ESP AG UV filtration brochure; Maintenance Strategy – Kitchen Extract - Old Granada Studios, Zones 4 and 5; Letter from Proteintech Europe Ltd dated 30 August 2024; Letter from Robiquity dated 30 August 2024; Letter from Versa Studios dated 30 August 2024; Email from Michael Percival to Lucy Harrison dated 6 March 2025; Antique Brass and Blackened Stainless Steel samples.

Please also find below a table of the approved and revised drawings and document references for ease:

Table 1- Approved and Revised Drawings and Documents

Drawing/ Document Name	Approved drawing ref.	Revised/ New drawing ref.	Relevant application
GA Plan First Floor Plan	180146-3DR-Z0-01-DR-D101 Rev E	180146-3DR-Z0-01-DR-D101 Rev F	N/A
GA Plan Roof Plan	180146 3DR Z0 RF DR D 111 Rev E	180146 3DR Z0 RF DR D 111 Rev F	N/A
East Elevation All Zones	180146 3DR Z0 SE DR D 130 Rev J (approved under 142906/NMC/2025)	180146-3DR-Z0-SE-DR-D130 Rev K	N/A
West Elevation All Zones	180146 3DR Z0 SE DR D 132 Rev G (approved under 142906/NMC/2025)	180146 3DR Z0 SE DR D 132 Rev H	N/A
North Elevation All Zones	180146 3DR Z0 SE DR D 133 Rev I (approved under 142906/NMC/2025)	180146 3DR Z0 SE DR D 133 Rev J	N/A
Long East Elevation	180146 3DR Z0 SE DR D 135 Rev D	180146 3DR Z0 SE DR D 135 Rev E	Submitted during determination period of CDN/25/0078
GA Plan Fifth Floor	180146 3DR Z0 05 DR D 105 Rev C	180146 3DR Z0 05 DR D 105 Rev E	Submitted under 138820/JO/2023. However, the Decision Notice does not reflect the updated drawing
Landscape General Arrangement		2236-EXA-XX-XX-DR-L-00100 T04	Approved under CDN/22/0659
Surface Details		2236-EXA-XX-XX-DR-L-00600 T03	Approved under CDN/22/0659
Paving And Surfacing Material Schedule		2236-EXA-XX-XX-RP-L-00901	Approved under CDN/22/0659
Planting Plan		2236-EXA-XX-XX-DR-L-00200 REV P02	Approved under CDN/22/0659
Levels Plan		2236-EXA-XX-XX-DR-L-00300 REV P02	Approved under CDN/22/0659
Kerbs And Edges Details		2236-EXA-XX-XX-DR-L-00601 REV P02	Approved under CDN/22/0659

Drawing/ Document Name	Approved drawing ref.	Revised/ New drawing ref.	Relevant application
Street Furniture Details		2236-EXA-XX-XX-DR-L-00602 REV P02	Approved under CDN/22/0659
Steps And Raised Planter Details		2236-EXA-XX-XX-DR-L-00603 REV P02	Approved under CDN/22/0659
External Lighting Assessment by Match Lighting Studio dated 4 March 2025		Old Granada Studios – External Lighting Assessment 250304	Approved under CDN/25/0434
Zone 4 & 5 Kitchen Extract Statement		Zone 4 & 5 Kitchen Extract Statement Rev D dated June 2025	Approved under CDN/25/0434
Mechanical Services Ventilation Services LV 07 Kitchen Ventilation Schematics		11080-VES-XX-ZZ-SC-M-05704K	Approved under CDN/25/0434
Mechanical Services Ventilation Services LV LG -01 Schematic 1 of 2		11080-VES-XX-ZZ-SC-M-05705	Approved under CDN/25/0434
Zone 5 - Roof plant review		240193-3DR-Z5-XX-DR-A-06100 Rev C01	Approved under CDN/25/0434
Roof Plant heights study		240193-3DR-Z4-XX-DR-A-06023 Rev C01 Z4	Approved under CDN/25/0434
Zone 5 Plant drawing		Zone 5 Plant Atherton St	Approved under CDN/25/0434
Plasmaclean Electrostatix ESP AG UV filtration brochure		Brochure	Approved under CDN/25/0434
Maintenance Strategy		Maintenance Strategy – Kitchen Extract - Old Granada Studios, Zones 4 and 5	Approved under CDN/25/0434
Local Labour Agreements		Letter from Proteintech Europe Ltd dated 30 August 2024	Approved under CDN/25/0078
Local Labour Agreements		Letter from Robiquity dated 30 August 2024	Approved under CDN/25/0078

Drawing/ Document Name	Approved drawing ref.	Revised/ New drawing ref.	Relevant application
Local Labour Agreements		Letter from Versa Studios dated 30 August 2024	Approved under CDN/25/0078
Clubhouse Reception - Doors & Windows- Plans & Elevations		001-72120 Rev C	Approved under CDN/25/0078
Clubhouse Reception - Doors & Windows - Fire Escape Door		005-72120 Rev A	Approved under CDN/25/0078
Email from Michael Percival to Lucy Harrison dated 6 March 2025			Approved under CDN/25/0078
Antique Brass and Blackened Stainless Steel samples			Approved under CDN/25/0078