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21 July 2026

Planning Department
Manchester City Council
PO Box 532
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F.A.O Angela Leckie

Dear Angela

Laystall Street Hotel, Manchester
Application to discharge Conditions 3, 33 and 34a attached to Planning Permission Ref. 135662/FO/2022 (as amended by 140984/NMC/2024 and 141309/NMC/2024)

Please find enclosed a Condition Discharge application submitted by Ancoats Manchester Ltd (the 'Applicant') for the Discharge of Planning Conditions 3, 33 and 34(a) attached to Planning Permission ref. Ref. 135662/FO/2022 (as amended by 140984/NMC/2024 and 141309/NMC/2024).

Background

On 2nd June 2023, planning permission was granted for the Proposed Development (also referred to as the 'Laystall Street Hotel') in Manchester City Centre (Ref. 135662/FO/2022). The description of development approved under application Ref. 135662/FO/2022 is as follows:

> *"Erection of a 20 storey building to create a 154 bedroom hotel (Class C1) above 2 basement levels with ancillary café / bar / restaurant and gym and other associated works including highway improvements, cycle parking and creation of accessible parking bay following removal of on site structures."*

On 12th September 2024, Application Ref. 140984/NMC/2024 was approved for Non-Material Amendments (NMA) which following detailed design, sought minor changes to the internal layouts, a minor increase in floor to ceiling heights as well as rationalisation of building structure.

On 15th November 2024, Application Ref. 141309/NMC/2024 was approved for Non-Material Amendments to alter the time trigger for Conditions 33 (Landscape and Highways) and 34 (Noise Hotel Use) to 'prior to above ground works.'

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Conditions

Condition 3

Condition 3 wording (as established within the original decision notice (Ref. 135662/FO/2022)) is as follows:

> *"3) (a) Notwithstanding the details submitted with the application, prior to the commencement of above ground works other than demolition the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:*
> **hand sized samples and specifications of all materials to be used on all external elevations;*
> **drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and*
> **a programme for the production of the full sized sample panels and strategy for quality control management; and*
> *The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames and*
>
> *(b) Prior to above ground development submission of a Construction Environmental Management Plan (CEMP)- Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle;*
>
> *(c) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above."*

Table 1 below, outlines the information submitted to discharge Condition 3. The submitted information outlines the proposed details and samples and proposed programme for the production of full sizes and includes specifications of the jointing and fixing details. Additionally, a Circular Economy Statement is also submitted, which outlines the proposed developments strategy for securing more efficient use of non-renewable material resources and how it may also reduce the lifecycle impact of materials used in construction.

Table 1. Condition 3 submission documents

Document Name	Document Ref.
Laystall Street Façade (Dated: 21/05/2026)	Facade_Sample_Mini_Prog. Rev A
Laystall Street Circular Economy: Material Efficiency & Functional Adaptability (Dated: 12/02/26)	N/A
Laystall Street – Design Drawings Pack:	
Mock Up Elevations	LAY-CFL-00-DR-1000 P01
Mock Up Sections	LAY-CFL-00-DR-2000 P01
Mock Up Plans	LAY-CFL-00-DR-3000 P01
Section Details	LAY-CFL-00-DR-4000 P01
Mock Up Sections	LAY-CFL-00-DR-4001 P01
Section Details	LAY-CFL-00-DR-4002 P01
Section Details	LAY-CFL-00-DR-4003 P01
Section Details	LAY-CFL-00-DR-4004 P01
Section Details	LAY-CFL-00-DR-4005 P01
Section Details	LAY-CFL-00-DR-4006 P01
Section Details	LAY-CFL-00-DR-4007 P01
Section Details	LAY-CFL-00-DR-4008 P01
Plan Details	LAY-CFL-00-DR-5000 P01
Plan Details	LAY-CFL-00-DR-5001 P01
Plan Details	LAY-CFL-00-DR-5002 P01
Plan Details	LAY-CFL-00-DR-5003 P01
Plan Details	LAY-CFL-00-DR-5004 P01
Plan Details	LAY-CFL-00-DR-5005 P01
Specification-01	LAY-CFL-00-DR-5005 P01

Condition 33

Condition 33 wording (as established within the original decision notice (Ref. 135662/FO/2022 and amended by NMA ref. 141309/NMC/2024) is as follows:

> *"33) Notwithstanding the documents detailed in condition 2, prior to above ground works commencing a programme for submission of final details of the following shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall*

include an implementation timeframe and details of when the following details will be submitted.

(a) Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the back of pavement and the line of the proposed building on all site boundaries; and

(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the site to include bat boxes and bird boxes; and

(c) Walking and cycling signage. The detailed scheme shall demonstrate that it complies with Accessibility and Age Friendly principles.

The details shall then be submitted and / or carried out in accordance with the approved programme and approved details"

Table 2 below, outlines the information submitted to discharge Condition 33. The submitted information outlines a programme for submission of the final materials details, opportunities to create new biodiversity within the site and walking and cycling signage within the proposed development.

Table 2. Condition 33 submission documents

Document Name	Document Ref.
Laystall St - Construction Programme 09 Low level -20260616	N/A
Laystall St - Construction Programme 09 High level -20260616	N/A
Laystall Street - Planning Condition 33 Programme	N/A

Condition 34(a)

Condition 34(a) wording (as established within the original decision notice (Ref. 135662/FO/2022 and amended by NMA ref. 141309/NMC/2024) is as follows:

"34) (a) Notwithstanding the details submitted as set out in the Noise Impact Assessment (Ref: 9840/PR/BL) by Acoustic Consultant Ltd Rev C dated 23-11-22 prior to above ground works commencing, a final scheme for acoustically insulating the development hereby permitted against any actual or potential sources of noise from:

(a) any commercial/industrial premises in the vicinity of the development

(b) the local traffic network;

(c) any mechanical ventilation system installed as part of the development; and
(d) noise transfer from the bar / restaurant area to rooms;
shall be submitted to the City Council as local planning authority in writing for its written approval The mitigation for hotel rooms shall be in accordance with Section 6.7 of the above report in relation to items (a) and (b)

The approved noise insulation scheme shall be completed before each of the approved uses commence."

Table 3 below, outlines the information submitted to discharge Condition 34 Part A. The submitted information details the final scheme for acoustic insulation of the development.

Document Name	Document Ref.
RIBA Stage 4+ Acoustic Design Advise (dated 15/07/2026)	NP-013041-2

Summary

The application (ref. PP-15036618) has been submitted via Planning Portal. The application comprises this covering letter, the information set out in Tables 1, 2 and 3 and the application form. The associated application fee and Planning Portal service charge totalling £400.00 will be paid online following submission.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of the condition (parts) outlined above.

If you have any queries regarding this submission, please do not hesitate to contact me or my colleagues Rachel Brown ([redacted] / [redacted] or Izzy Sankey [redacted] / [redacted]).

Yours sincerely

[redacted]

Deloitte LLP