

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development, and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Variation of Planning Permission 139059/JO/2024 to allow internal reconfiguration, elevational alterations and changes in landscaping.

Location:

325 Deansgate
Manchester
M3 4LQ

Application reference:

144809/JO/2025

Applicant:

Jedi Deansgate Ltd

Date of application:

21 January 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) attached to this decision

- 1) The development must be begun not later than 26 June 2023.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings and documents approved as part of planning application 144809/JO/2025

10185-SHP-Z0-EE-XE-A-B5D8-G100 0003_REV 01, 10185-SHP-Z0-ES-XE-A-B5D8-G100 0003_REV 01, 10185-SHP-Z1-00-PL-A-B5D8-G200 0001_REV 04, 10185-SHP-Z1-0M-PL-A-B5D8-G200 0001_REV 04, 10185-SHP-Z1-01-PL-A-B5D8-G200 0001_REV 03, 10185-SHP-Z1-02-PL-A-B5D8-G200 0001_REV 03, 10185-SHP-Z1-03-PL-A-B5D8-G200 0001_REV 03, 10185-SHP-Z1-21-PL-A-B5D8-G200 0001_REV 01, 10185-SHP-Z1-AA-SE-A-B5D8-G200 0001_REV 04, 10185-SHP-Z1-BB-SE-A-B5D8-G200 0001_REV 04, 10185-SHP-Z1-CC-SE-A-B5D8-G200 0001_REV 04, 10185-SHP-Z1-DD-SE-A-B5D8-G200 0001_REV 04, 10185-SHP-Z1-EE-EL-A-B5D8-G200 0001_REV 03, 10185-SHP-Z1-EN-EL-A-B5D8-G200 0001_REV 03, 10185-SHP-Z1-ES-EL-A-B5D8-G200 0001_REV 03, 10185-SHP-Z1-EW-EL-A-B5D8-G200 0001_REV 04, 10185-SHP-Z1-EW-EL-A-B5D8-G200 0002_REV 03, 10185-SHP-Z1-TY-PL-A-B5D8-G200 0001_REV 03, 10185-SHP-Z1-TY-PL-A-B5D8-G200 0002_REV 04, 10185-SHP-Z1-XX-3D-A-B5D8-G200 0001_REV 02, 10185-SHP-Z1-XX-SC-A-F900-0001_REV 02 and 10185-SHP-Z1-XX-SC-A-F900-0002_REV 02

Received by the City Council, as Local Planning Authority, on the 19 December 2025

Drawings and documents approved as part of planning application 139059/JO/2024

10185-SHP-Z1-RF-PL-A-B5D8-G200-0001_Rev 02, 110185-SHP-Z1-XX-3D-A-B5D8-G200-0002_Rev 01, 10185-SHP-Z1-TY-DE-A-B5D8-G251-0001_Rev 01, 10185-SHP-Z1-TY-DE-A-B5D8-G251-0002_Rev 01, 10185-SHP-Z1-TY-DE-A-B5D8-G251-0003_Rev 01, 10185-SHP-Z1-TY-DE-A-B5D8-G251-0004_Rev 01, 10185-SHP-Z1-XX-SC-A-B5D8-F900-0001_Rev 01 and 10185-SHP-Z1-XX-SC-A-B5D8-F900-0002_Rev 01 received by the City Council, as Local Planning Authority on the 15 January 2024

Daylight and Sunlight Technical Note received by the City Council, as Local Planning Authority on the 15 January 2024

Drawings and documents approved as part of Non Material Amendment 134854/NMC/2022

Covering Letter received by the received by the City Council, as Local Planning Authority, on the 6 September 2022.

Design and Access Statement Addendum prepared by SimpsonHaugh", Transport Statement Addendum prepared by Civic Engineers received by the City Council, as Local Planning Authority, on the 2 September 2022

Drawings and documents approved as part of planning permission 125804/FO/2019

Drawings

10185-SHP-Z0-XX-XP-A-B5D8-G100-0001, 10185-SHP-Z0-XX-XP-A-B5D8-G100-0002, 10185-SHP-Z0-XX-XP-A-B5D8-G100-0003, 10185-SHP-Z0-XX-XP-A-B5D8-G100-0004, 10185-SHP-Z0-XX-PL-A-B5D8-G100-0001, 10185-SHP-Z0-EN-XE-A-B5D8-G100-0001, 10185-SHP-Z0-ES-XE-A-B5D8-G100-0001, 10185-SHP-Z0-EE-XE-A-B5D8-G100-0001, 10185-SHP-Z0-EW-XE-A-B5D8-G100-0001, 10185-SHP-Z0-EN-XE-A-B5D8-G100-0002, 10185-SHP-Z0-ES-XE-A-B5D8-G100-0002, 10185-SHP-Z0-EE-XE-A-B5D8-G100-0002, 10185-SHP-Z0-EW-EX-A-B5D8-G100-0002, 10185-SHP-Z1-21-PL-A-B5D8-G200-0001, 10185-SHP-Z1-XX-SC-A-F900-0001, 10185-SHP-Z0-EN-XE-A-B5D8-G100-0003, 10185-SHP-Z0-ES-XE-A-B5D8-G100-0003, 10185-SHP-Z0-EE-XE-A-B5D8-G100-0003, 10185-SHP-Z1-EE-SE-A-B5D8-G200-0001, 10185-SHP-Z1-TY-DE-A-B5D8-G251-0005 and 10185-SHP-Z1-TY-DE-A-B5D8-G251-0006

all stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020

Supporting Information

Planning and Tall building statement prepared by Deloitte, Environmental Statement, Design and access statement stamped as received by the City Council, as Local Planning Authority, on the 28 February 2020

Waste management proforma, Transport statement and travel plan prepared by Civil Engineers, Heritage Statement prepared by Stephen Levant, Preliminary Environmental Risk Assessment prepared by Ground Tech Consulting, Flood Risk Assessment prepared by Civil Engineers, Ecology report prepared by Penny Anderson, Air Quality assessment prepared by SLR (Ref. 427.09799.00001), Archaeology Desk based assessment prepared by Salford Archaeology, BREEAM pre-assessment (ref. Rev 1.2), Construction Management Plan prepared by McLaren, Crime Impact Statement (Version B) prepared by Design for Security, local labour statement, operational management statement, TV survey prepared by Pager power, ventilation strategy report prepared by JH partners and Wind

Microclimate Study prepared by BMT stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020

Energy and Environmental Standards Statement prepared by JH Partners stamped as received by the City Council, as Local Planning Authority, on the 11 May 2020

Access and servicing (Version 3) statement stamped as received by the City Council, as Local Planning Authority, on the 5 June 2020

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

- 3) Demolition shall be carried out in accordance with Preliminary roost assessment for bats and nesting birds prepared by Penny Anderson received by the City Council, as Local Planning Authority, on the 21 February 2023 as approved under CDN/23/0123.

Reason - In the interest of protecting any species or habitats within the existing building pursuant to policy EN15 of the Manchester Core Strategy (2012).

- 4) a) Recruitment of local labour shall be carried out in accordance with the Local Labour Agreement prepared by Assured CMS Ltd received by the City Council, as Local Planning Authority, on the 21 February 2023 and KPI table received by the City Council, as Local Planning Authority, on the 14 April 2023 as approved under CDN/23/0123.

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

- 5) (a) A phased programme and methodology of investigation and recording shall be carried out in accordance with the Written Scheme of Investigation (WSI) produced by Salford Archaeology received by the City Council, as Local Planning Authority, on the 21 February 2023 as approved under CDN/23/0123.

Prior to the first use of the development, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) A programme for post investigation assessment to include:

- production of a final report on the investigation results

(c) Deposition of the final report with the Greater Manchester Historic Environment Record.

(d) Dissemination of the results of the archaeological investigations commensurate with their significance.

(e) Provision for archive deposition of the report and records of the site investigation.

(f) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012), saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF.

- 6) The drainage strategy shall be implemented in accordance with the Drainage Strategy Note (June 2023) prepared by Eckersley O'Callaghan. received by the City Council, as Local Planning Authority, on the 6 July 2023 and further drainage details received by the City Council, as Local Planning Authority, on the 27 October 2023 as approved under CDN/23/0466.

(b) The development shall then be constructed in accordance with the approved details and be in place prior to the first use of the development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

- 7) The ground conditions and remediation shall be carried out in accordance with the Phase II Geo-Environmental Site Investigation Report (March 2023) prepared by Eckersley O'Callaghan received by the City Council, as Local Planning Authority, on the 6 July 2023 and Gas Monitoring Certificate received by the City Council, as Local Planning Authority, on the 27 October 2023 as approved under CDN/23/0466.

Once approved, the development shall then be carried out in accordance with the approved details.

(b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the development.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - There is evidence of site contamination at the application site which requires further consideration and examination. In particular, details of outstanding gas monitoring is required to be submitted for consideration and an appropriate remediation strategy prepared. This is pursuant to policy EN18 of the Manchester Core Strategy (2012).

- 8) The construction management of the development shall be carried out in accordance with the Site Waste Management Plan, Dust and Noise Management Plan and CEMP received by the City Council, as Local Planning Authority, on the 14 April 2023, Email from Joe McElhone dated 20 April 2023 and Traffic Management Plans received by the City Council, as Local Planning Authority, on the 21 April 2023 as approved under CDN/23/0123.

The development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN9, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

- 9) (a) The demolition works shall be carried out in accordance with Framework Construction Environmental Management Plan and condition 12 discharge request 'Structural engineering strategy' prepared by Eckersley O'Callaghan received by the City Council, as Local Planning Authority, on the 21 February 2023 as approved under CDN/23/0123.

(b) The main development shall be carried out in accordance with the Construction Environment Framework Plan and Construction Phase Plan (June 2023) prepared by Assured CMS received by the City Council, as Local Planning Authority, on the 6 July 2023, DEA-EOC-XX-00-DR-S-1000, DEA-EOC-XX-XX-SP-S-0001 and DEA-EOC-XX-XX-SP-S-0002 received by the City Council, as Local Planning Authority, on the 16 August 2023 and Installation report and piling mat certificate received by the City Council, as Local Planning Authority, on the 22 August 2023 as approved under CDN/23/0466.

The approved CMP shall be adhered to throughout the development.

Reason: To safeguard the amenities of the locality and to ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

- 10) (a) The materials programme is approved in accordance with the Materials Schedule (June 2023) prepared by SimpsonHaugh & Partners received by the City Council, as Local Planning Authority, on the 15 January 2024.

(b) The materials panel was agreed in accordance with the Material Sample Programme (Doc ref: 10446-Condition 10_Sample Schedule_P05), prepared by SimpsonHaugh - Images of the VMU as seen on Site 13 October 2025. Received by the City Council, as Local Planning Authority, on the 15 December 2025 (as approved under CDN/25/1194).

The approved materials shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

- 11) Vegetation clearance shall be carried out in accordance with - Preliminary Roost Assessment for Bats and Nesting Birds received by the City Council, as Local Planning Authority, on the 21 February 2023 as approved under CDN/23/0123.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

- 12) (a) The structural designs/surveys for the demolition works shall be carried out in accordance with Condition 12 discharge request 'Structural engineering strategy' prepared by Eckersley O'Callaghan received by the City Council, as Local Planning Authority, on the 21 February 2023 as approved under CDN/23/0123.

(b) The structural designs/surveys for the main development shall be carried out in accordance with Construction Environment Framework Plan and Construction Phase Plan (June 2023) prepared by Assured CMS received by the City Council, as Local Planning Authority, on the 6 July 2023, DEA-EOC-XX-00-DR-S-1000, DEA-EOC-XX-XX-SP-S-0001 and DEA-EOC-XX-XX-SP-S-0002 received by the City Council, as Local Planning Authority, on the 16 August 2023, Installation report and piling mat certificate received by the City Council, as Local Planning Authority, on the 22 August 2023, Structural Drawing pack prepared by Eckersley O'Callaghan Ltd and a Construction Environment Framework Plan (June 2023) including a Structural Monitoring Summary prepared by Assured CMS and Mabeyhire Ltd received by the City Council, as Local Planning Authority, on the 6 July 2023 and Vibration monitoring reports and other reports received by the City Council, as Local Planning Authority, on the 16 August 2023 as approved under CDN/23/0466.

The approved strategy shall be adhered to throughout the development.

Reason: To safeguard Metrolink infrastructure pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 13) Prior to the first occupation of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include:

- Verification reporting providing photographic evidence of construction;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

- 14) (a) Notwithstanding landscaping strategy included within the design and access statement stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, prior to the first occupation of the aparthotel element of this development, details of hard and soft landscaping treatments (including tree planting, street tree planting and boundary treatments) shall be submitted to and approved in writing by the City Council as local planning authority.

(b) The approved scheme shall be implemented prior to the first occupation of the aparthotel element. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

- 15) The development hereby approved shall be carried out in accordance with the Environmental Standards and energy statement prepared by JH Partners stamped as received by the City Council, as Local Planning Authority, on the 11 May 2020. For the avoidance of doubt the development shall achieve minimum of 22% above Part L 2010.

A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

- 16) The development hereby approved shall be carried out in accordance with the BREEAM pre-assessment prepared by Sustainably Built Ltd stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020. For the avoidance of doubt the aparthotel element shall achieve minimum Very Good Rating.

A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

- 17) Notwithstanding the noise and vibration section (including appendices) of the ES stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, prior to the first use of the aparthotel hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (Laeq) below the typical background (La90) level at the nearest noise sensitive location.

(b) The approved scheme shall be implemented and prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

18) DELETE

19) DELETE

20) Notwithstanding the noise and vibration section (including appendices) of the ES stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, prior to the first use of the aparthotel, (a) a scheme for acoustically insulating the proposed accommodation against noise from Deansgate and Trafford Street shall be submitted for approval in writing by the City Council, as Local Planning Authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises and the Metrolink Line.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq

(b) The approved scheme shall be implemented and prior to the first use of the hotel, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

21) DELETE

22) DELETE

23) DELETE

- 24) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn when operational. Full details of such a scheme for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved scheme shall be implemented in full prior to the first use of the aparthotel element and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

- 25) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

- 26) When the development is first occupied, deliveries, servicing and collections including waste collections by commercial operators shall not take place outside the following hours:

Monday to Saturday 07:30 to 20:00

Sundays (and Bank Holidays): No deliveries/waste collections

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

27) DELETE

- 28) Prior to the first use of the development hereby approved, details of the number, siting and appearance of bird boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first use of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

- 29) a) Three months prior to the first use of the development by aparthotel guests, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the occupation of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within 6 months of the first use of the development by aparthotel guests, a Local Benefit Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any Local Benefit Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is operation.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

30) DELETE

31) DELETE

32) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the development hereby shall only be used for an aparthotel (Use Class C1) with ancillary gym and café / restaurant and for no other purpose.

Reason - In the interest of retaining the provision of hotel within the development pursuant to policies SP1 and CC4 of the Manchester Core Strategy (2012).

33) The development of each phase shall be carried out in accordance with the Crime Impact Statement (Version B) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

34) The development hereby approved shall be carried out in accordance with the Travel plan framework stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020.

In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those staying at the development;

ii) a commitment to surveying the travel patterns of guests/staff during the first three months of the first use of the building and thereafter from time to time

iii) mechanisms for the implementation of the measures to reduce dependency on the private car

iv) measures for the delivery of specified travel plan services

v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for guests and staff, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

- 35) Prior to the first occupation of the aparthotel element, the provision of 32 cycle spaces (internal) and 10 external spaces, as indicated on drawing 10185-SHP Z1-00- PL-A-B5D8- G200-0001 _Rev 04 received by the City Council, as Local Planning Authority, on the 19 December 2025, shall be implemented prior to the first use of the aparthotel element of the development hereby approved and retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycles stand provision at the development in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

- 36) Prior to the first use of the aparthotel element within of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm in relation to shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- Footway improvement and reinstatement works around the perimeter of the application site including tactile paving and dropped kerbs;
- Resurfacing of Century Street;

- Creation of a loading bay and disabled bay on Trafford Street.

The approved scheme shall be implemented and be in place prior to the first use of the aparthotel element of the development hereby approved and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

- 37) Notwithstanding the TV reception survey, stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, within one month of the practical completion of the development or before the aparthotel element of the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

- 38) The signage strategy shall be carried out in accordance with the Signage Strategy (Doc ref :10446-A-B5D8-RP-SS-001), prepared by Simpsonhaugh Received by the City Council, as Local Planning Authority, on the 15 December 2025 (as approved under CDN/25/1194).

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 39) DELETE

- 40) Prior to the first use of the aparthotel, details of the wind mitigation scheme, for the introduction of the screen to the viaduct, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first use of the aparthotel and thereafter retained and maintained.

Reason - In the interest of visual amenity and to secure the appropriate wind mitigation measures pursuant to policy DM1 of the Manchester Core Strategy (2012).

- 41) The doorways to the ground floor entrances of building shall be carried out in accordance with drawing 10446 SHP-Z0-A-G200-PL-00-001. Received by the City Council, as Local Planning Authority, on the 15 December 2025 (as approved under CDN/25/1194).

The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained for as long the development remains in use.

Reason - To provide a satisfactory pedestrian environment pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 42) DELETE

- 43) All windows at ground level, unless shown otherwise on the approved drawings detailed in condition 2, shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy

- 44) The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

- 45) Prior to the first use of the aparthotel hereby approved, a review of the pedestrian and cycling environment at the Trafford Street junction with Deansgate shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall provide details on the current pedestrian and cycling environment including surfaces, quality of crossing points and adequacy of the visibility and safety between footways together with measures to improve the junction should it be determined necessary. Any approved mitigation as part of this review shall be implemented prior to the first use of the aparthotel.

Reason - In the interest of pedestrian and highway safety pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Date: 28 July 2026

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe

Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.
2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.
4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.