MANCHESTER CITY COUNCIL

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Variation of Condition 2 (Approved Plans) attached to Planning Permission 137450/FO/2023 for internal reconfiguration to increase number of rooms and associated elevational alterations.

Location:

Royal Buildings 2 Mosley Street Manchester M2 3AN

Application reference:

PLA-2026-000716

Applicant:

Mr Simon Dillon Criterion Capital Ltd

Date of application:

18 June 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/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Condition(s) attached to this decision

1) The development shall commence no later than 14/12/2026.

   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:

   - Framework Travel Plan (Prepared by Criterion Capital; Report Reference VN232670; Dated June 2023; Received 30/06/2023)
   - Air Quality Assessment (Prepared by Redmore Environmental; Report reference 6832r1; Dated 14/06/2023; Received 30/06/2023)

- Preliminary Bat Roost Assessment (Prepared by Collington Winter; Dated June 2023; Received 30/06/2023)

Received and approved under application 137450/FO/2023.

- Covering Letter (Prepared by Savills; Dated 14/01/2025) o Local Benefit Proposal (Prepared by Piccadilly Construction; Received 15/01/2025)
- Local Labour Construction - Proposal and Reporting Template (Received 28/02/2025)

Received and approved under application CDN/25/0030.

- Covering Letter (Prepared by Savills; Dated 15/01/2025; Received 15/01/2025)
- Construction Management Plan Revision 03 (Prepared by OM Group; Dated February 2025; Received 28/02/2025)

Received and approved under application CDN/25/0031.

- A-00-0003 Rev P1: Existing Location Plan
- A-20-0011 Rev P2: Elevation A – Mosley Street – Proposed (Received 30/07/2026)
- A-20-0012 Rev P1: Elevation B – Market Street – Proposed
- A-20-0013 Rev P1: Elevation C – Rear – Proposed
- A-20-0014 Rev P1: Elevation D – Meal Street – Proposed
- A-20-0017 Rev P2: Proposed Window Strategy (Received 30/07/2026)
- A-30-0011 Rev P1: Section AA – Proposed
- A-30-0012 Rev P1: Section BB – Proposed
- A-10-0199 Rev P1: Level B – GA Plan
- A-10-0200 Rev P1: Level 00 – GA Plan
- A-10-0201 Rev P1: Level 01 – GA Plan
- A-10-0202 Rev P1: Level 02 – GA Plan
- A-10-0203 Rev P1: Level 03 – GA Plan
- A-10-0204 Rev P1: Level 04 – GA Plan
- A-10-0205 Rev P2: Level 05 – GA Plan (Received 30/07/2026)
- A-10-0206 Rev P2: Level R5 – GA Plan (Received 30/07/2026)
- Covering Letter (Prepared by Savills; Dated 17/06/2026)
- Section 73 Design Statement (Prepared by Ryder; Received 30/07/2026)
- Technical Addendum (Prepared by NOVA Acoustics; Dated 22/05/2026)
- Crime Impact Assessment (Prepared by Greater Manchester Police Design for Security; Report Reference 2017/1035/CIS/01; Dated 11/06/2026)
- Royal Buildings, Piccadilly Sec on 73 Planning Application Transport Note (Prepared by Astute; Dated June 2026)
- Waste Management Strategy

Received by the City Council as Local Planning Authority on 18/06/2026, unless specified otherwise.

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) Prior to the commencement of any works in relation to the installation of the external staircase hereby approved, as shown on drawing A-20-0014 Rev P1 (Received

18/06/2026), material samples of all material to be used in its construction, as well as a methodology for its installation that shall confirm how it is to be affixed to the property, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

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.

4) Prior to the commencement of any works in relation to the installation of the approved plant deck, lift overrun and dormer hereby approved, as shown on drawing A-10-0206 Rev P2 (Received 30/07/2026), material samples of all material to be used in their construction shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

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.

5) Prior to the commencement of any works in relation to the installation of the replacement windows to the property's Meal Street elevation at third and fourth floor, as shown on drawing A-20-0017 Rev P2 (Received 30/07/2026), exact details of their dimensions and profile, together with material samples, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

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.

6) Prior to the commencement of any works in relation to the approved boundary treatment on Meal Street, as shown on drawing A-20-0011 Rev P2 (Received 30/07/2026), details of the siting, scale and appearance, including material samples, of the boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and be in place prior to the first use of the development hereby approved.

Reason - To secure a satisfactory detailed development in accordance with the provisions of Manchester Core Strategy Policies SP1 and DM1 and the National Planning Policy Framework.

7) Prior to the first use of the development, a scheme detailing that the stopping up of Meal Street has been completed, shall bet submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall be

implemented prior to the first use of the development and be retained thereafter for its lifetime.

Reason - To secure safe and secure site access in accordance with Core Strategy Policies SP1 and DM1, and the National Planning Policy Framework.

8) The construction phase of the development shall be carried out in accordance with the following documentation:

- Covering Letter (Prepared by Savills; Dated 15/01/2025; Received 15/01/2025)
- Construction Management Plan Revision 03 (Prepared by OM Group; Dated February 2025; Received 28/02/2025)

Received and approved under application CDN/25/0031.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

9) Prior to the first use of the development hereby approved, a delivery and servicing strategy, including a schedule of loading and unloading locations necessary for the operation of the approved use, shall be submitted to and agreed in writing by the City Council as local planning authority. Servicing shall thereafter take place in accordance with the approved strategy for the lifetime of the development.

Reason - In the interests of public and highway safety and the protection of residential amenity, pursuant to policy DM1 of the Core Strategy.

10) a) Prior to the installation of any plant hereby approved, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

b) Prior to the first use of the plant hereby approved, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

11) a) The development hereby approved shall proceed in accordance with the submitted Air Quality Assessment (Prepared by Redmore Environmental; Dated 14/06/2023; Received 30/06/2023).

b) Prior to occupation of the development any proposed mitigation measures, shall be implemented and then be submitted for approval in writing by the City Council as local planning authority. The approved scheme shall then remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

12) a) Before the first use of the development hereby approved, external lighting shall be designed and installed in accordance with a scheme that shall be submitted to and approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties. The development shall then proceed in accordance with the approved details.

b) Prior to the first occupation of the development, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have 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 criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

13) (a) The development hereby approved shall recruit local labour for the construction phase of the development in accordance with the following documentation:

- Covering Letter (Prepared by Savills; Dated 14/01/2025) o Local Benefit Proposal (Prepared by Piccadilly Construction)
- Local Labour Construction - Proposal and Reporting Template (Received 28/02/2025)

Received and approved under application CDN/25/0030.

(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 for the construction phase of the development pursuant to the measures proposed to recruit local people, including apprenticeships, and the mechanisms for the implementation and delivery of the Local Benefit Proposal approved under part a

of this condition, 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).

14) (a) Three months prior to the first occupation of the development, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the hotel end use hereby approved, shall be submitted for approval in writing by the 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 occupation of the development, 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 Local Planning Authority. Any Local Benefit Proposal approved by the 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).

15) Prior to the first use of the development, a scheme detailing cycle storage provision for both staff and customers of the hotel use hereby approved, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall then be implemented prior to the first use of the development and remain in perpetuity for its lifetime.

Reason - In order to secure proper cycle storage on site in accordance with Core Strategy Policies CC5 and DM1, and the National Planning Policy Framework.

16) Prior to the first occupation of the development hereby approved, a signage strategy for the application property shall be submitted to and approved in writing by the City Council as local planning authority. All signage displayed at the property shall accord with the approved details for the lifetime of the development.

Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

17) a) The development hereby approved shall be carried out in accordance with the submitted Crime Impact Assessment (Prepared by Greater Manchester Police Design for Security; Report Reference 2017/1035/CIS/01; Dated 11/06/2026; Received 18/06/2026).

b) Prior to the first use of the development a scheme demonstrating that the development has achieved a secured by design accreditation shall be submitted to and approved in writing by the Local Planning Authority.

Reason - In the interest of designing out criminal and anti-social behaviour in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

18) a) Prior to the first occupation of the development hereby approved, details of bat and bird box provision on site shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt a minimum provision of 3no bat boxes and 1no bird box should be proposed. The development shall then be carried out in accordance with the approved details.

b) Prior to the first occupation of the development, a verification report confirming the installation of the approved measures shall be submitted to and approved in writing by the Local Planning Authority. The approved boxes shall then be retained thereafter for the lifetime of the development.

Reason - In order to secure a biodiversity net gain on site in accordance with Manchester Core Strategy Policy EN15, Places for Everyone Plan Policy JP-G9 and the National Planning Policy Framework.

19) The development hereby approved shall be carried out in accordance with the Framework Travel Plan received by the City Council, as Local Planning Authority, on the 30 June 2023. 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 living at the development;

ii) a commitment to surveying the travel patterns of residents/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 occupation of the development, a Travel Plan for the development 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 residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

20) Prior to the use of the development, the refuse storage facilities as shown on drawing A-10-0200 Rev P1 and the submitted waste management strategy (Both received 18/06/2026), shall be implemented and made available for use. The development shall then store and present its waste and recycling for collection in accordance with said documents for the lifetime of the development thereafter.

Reason - In the interests of amenity and public health in accordance with Core Strategy Policy DM1 and the National Planning Policy for Waste.

21) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 00:30 and 06:00 Monday to Sunday (Including Bank holidays).

Reason - In the interest of highway safety and not interfering with Metrolink operations in accordance with Core Strategy Policies SP1 and DM1, and the National Planning Policy Framework.

22) The development shall be carried out in accordance with the measures and recommendations made within the submitted Preliminary Bat Roost Assessment (Prepared by Collington Winter; Dated June 2023; Received 30/06/2023).

Reason - In order to secure a biodiversity net gain on site in accordance with Manchester Core Strategy Policy EN15, Places for Everyone Plan Policy JP-G9 and the National Planning Policy Framework.

23) The accessible rooms hereby approved, as shown on drawings A-10-0201 Rev P1, A-10-0202 Rev P1, A-10-0203 Rev P1, and A-10-0204 Rev P1 (All received 18/06/2026), shall be made available for use prior to the first occupation of the development and be retained thereafter for its lifetime.

Reason - In the interest of securing fully accessible accommodation in accordance with Core Strategy Policy DM1, the National Planning Policy Framework and the Equality Act 2010.

24) The premises shall be used for Class C1 (Hotels) and for no other purpose (including any other purpose within Class C of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be

appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

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.

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

Section 247 Agreement

The proposals will require Meal Street to be stopped up as part of a Section 247 Agreement. This can be applied for online at https://www.manchester.gov.uk/online-directories/licences-and-permissions-directories/licensing/highways-and-pavements/permission-to-permanently-close-a-highway. The application will need to be funded by the applicant.

Mining

Please see information relating to mining in Appendix A.

Date: 12 August 2026

Signed: 

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 of 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.

Appendix A - Mining Information

Mining Remediation Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026