MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000716
Application type:	Removal/variation of conditions
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.
Site address:	Royal Buildings 2 Mosley Street Manchester M2 3AN
Ward(s):	Deansgate
Date application valid:	18 June 2026
Applicant name:	Mr Simon Dillon
Agent (if any):	Mr Jay Patel
Case officer:	Michael Pearson
Recommendation:	Approve
Date of recommendation:	10/08/2026

Description of site, building and/or area

The application relates to the five storey corner building, present at no2 Mosley Street, known as the Royal Buildings. The property is an early 20th century Edwardian building with stone façade. The building on site was originally constructed as an extension to the adjacent old Lewis's Emporium, now Primark. The site is currently under scaffold with works being carried out to implement the site's change of use to a hotel, approved under permission 137450/FO/2023. At ground floor 5no commercial retail Class E units feature. The site is considered to be a non-designated heritage asset.

The neighbouring area lies within the heart of Manchester City Centre, with Piccadilly Gardens acting as a civic and transport hub. The Smithfield and Upper King Street Conservation Areas lie to the north and south of the application site. The local street scene is unique for the City Centre, with Piccadilly Gardens acting as a wide area of public open space, and multiple tram lines intersecting it. Built development is varied, with Victorian, Edwardian, post-war and contemporary properties all being present within the street scene. The neighbouring thirty storey City Tower visually dominates the local street scene, with neighbouring properties typically ranging from four to six storeys. Neighbouring uses are made up of a variety of commercial uses, including commercial class E retail units, hotel uses and offices.

Description of development

The application seeks consent to vary planning permission 137450/FO/2023 to allow for internal reconfiguration to increase the number of hotel rooms on site and associated elevational alterations.

Externally, the amended design would see the omission of the previously approved roof extension to the property's north-western pitched roof, and lightwell infill. In their place, an external back of house staircase is proposed, which would be five storey's high and be finished in balustrades painted white and black PPC handrails. With these revisions, roof top plant has been reworked to allow for a plant deck over the proposed staircase, as well as a new passenger lift overrun and dormer for MEP ducts.

Four windows on the property's south-western facing side elevation at third and fourth floor previously subject to fire damage are to be replaced with like for like units.

Internally, the omission of the proposed lightwell infill would see circulation updates to the layout of the hotel and new external fire escape stair, as well as the addition of 4no "treehouse" hotel rooms at fourth floor that would then go up into the property's roof space. This would see the total number of hotel rooms on site to increase from 187no to 190no.

Relevant planning history

145646/AOH/2026 – Display of advertisement shroud for a temporary period of 6 months – Approved June 2026.

142395/AOH/2025 – Temporary advertisement shroud for a period of 8 months – Approved September 2025.

CDN/25/0031 - Discharge of Condition 6 (Construction/fit-out Management Plan) attached to planning permission 137450/FO/2023 – Approved March 2025.

CDN/25/0030 - Discharge of Condition 15a (Local Benefit Proposal) attached to planning permission 137450/FO/2023 – Approved March 2025.

137450/FO/2023 – Change of use of upper floors from offices (Use Class E) to hotel (Use Class C1), including infilling of lightwells, with boundary treatment to Meal Street – Approved December 2023.

Consultation, notification and publicity responses

Publicity – A site notice and press notice were published. Neighbouring properties were notified of the proposals by letter.

Environmental Health – No objection.

Greater Manchester Police – No objection received.

Highway Services – No objection subject to a condition requiring the submission of a delivery and servicing management plan.

Metrolink – No objection.

Relevant policies

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:
- Policy JP-Strat1 – Core Growth Area
- Policy JP-Strat2 – City Centre

- Policy JP-J2 – Employment Sites and Premises
- Policy JP-J3 – Office Development
- Policy JP-P2 – Heritage

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy SP1 – Spatial Principles
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy EC2 – Existing Employment Space
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC2 – Retail
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC9 – Design and Heritage
- Policy CC10 – A Place for Everyone
- Policy C10 – Leisure and the Evening Economy
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:
- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Noise and Development

National Planning Policy Framework (NPPF)
- Chapter 6 – Building a strong, competitive economy
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 15 – Conserving and Enhancing the Natural Environment
- Chapter 16 – Conserving and Enhancing the Historic Environment

Draft National Planning Policy Framework (2025)
The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

Other Legislative Requirements
Planning (Listed Buildings and Conservation Areas) Act 1990
National Planning Policy for Waste

Assessment

Principle of the Development

The proposed amendments to the consented scheme would not fundamentally alter the heart of the permission, with it seeing only minor external alterations and a minor increase in the number of rooms on site. In light of this, it is considered the proposal would still support the growing number of visitor attractions and major venues in the city such as Co-op Live, Avivia Studios and others which has placed increasing pressures on hotel accommodation in recent years. For the

city to remain competitive the supply of hotel accommodation needs to increase, and the development would contribute 190no rooms to this supply, helping to meet demand. Further to this, the proposal accords in principle with Places for Everyone Plan Policy JP-Strat1, JP-Strat2, JP-J2 and JP-J3, Core Strategy Policies SP1, EC1, EC2, EC3, CC1, CC2, CC4, C10 and DM1, subject to the matters discussed below.

Visual Amenity & Heritage

The application property, as previously stated within this report, is considered to be a non-designated heritage asset that positively contributes to the appearance of the local street scene and the Upper King Street and Smithfield Conservation Areas.

As originally approved the development would have seen the installation of an infill extension to the property's lightwell and a two storey roof extension to the property's two storey outrigger extension. In place of the previously proposed infill extension, an external fire escape is now proposed. Said staircase would be five storeys in height and thus would be a notable addition to the application property. Notwithstanding this, it is appreciated safe means of fire escape must be provided on site. The staircase would be comprised of grey painted metal checker plates and stairs, metal balustrades painted white, and black PPC handrails. Said finishes would soften the visual impact of the staircase, furthermore however, the location of the staircase within the lightwell of the application property is almost entirely screened from view, with only very slight visibility to be possible from Parker Street/Piccadilly Gardens bus station. Additionally, it is considered the proposed staircase would have less of a visual impact than that of the previously proposed infill extension, with more original glazed bricks being retained. Subject to a condition that would require the submission of material samples, this element of the development is considered would have an acceptable impact on the local street scene and Upper King Street Conservation Area.

The proposal with the omission of the roof and infill extensions has seen a reconfiguration of the property's roof top plant, with a plant deck now proposed that would span across the property's lightwell. Other roof alterations would also see the installation of a lift overrun and dormer that would be sited on internal roof slopes and would sit below the ridgeline. Subject to planning condition that would require the submission of material samples for the aforementioned new additions to the building, it is considered such alterations would have a neutral impact on the appearance of the application property being screened from wider public views of the application site.

The proposed replacement windows to the property's south-western facing side elevation would be timber units and be like for like replicas to those that suffered irreparable fire damage previously. Notwithstanding this, in order to ensure the quality of the replacement units, planning condition will require the submission of exact details and material samples of said windows prior to their installation.

In light of the above, it is considered that the amended proposal would have a lesser visual impact than that of the previously approved scheme. Subject to planning condition that would require the submission of material samples, the development is acceptable in this regard and would have a neutral impact on the setting of the Smithfield and Upper King Street Conservation Areas, and is therefore in accordance with Places for Everyone Plan Policy JP-P2, Core Strategy Policies SP1, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18 and DC19, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990.

Accessibility

Under the original planning permission, 137450/FO/2023, 10no rooms of the approved 187no were to be accessible, resulting in an accessible room provision rate of 5.3%. The number of accessible rooms has been left unchanged, though the total number of rooms has increased to 190no, resulting in a 5% accessible room provision rate. This provision rate is still at an acceptable level and therefore, it is considered the development is acceptable in this respect and accords with Core Strategy Policies CC10 and DM1, and the National Planning Policy Framework.

Residential Amenity

The proposed amendments are considered to largely concern matters relating to visual impact. Notwithstanding this, the submission has been accompanied by an acoustic note that attests that the previously approved noise impact assessment is still applicable and does not require remodelling to account for the slight relocation of the proposed plant. Environmental Health agree with this assessment. In line with this and subject to a condition that would control plant acoustics, the development is acceptable in this regard and accords with Core Strategy Policy DM1 and Saved Unitary Development Plan Policy DC26, and the National Planning Policy Framework.

Highway Safety

The development as amended would not interact with the public highway nor the adjacent tramline any different to that of the original consent. Highway Services do not object to the development subject to condition requiring the submission of a delivery and servicing management plan. In line with this, any such a condition will still feature on any approval issued. Subject to the development being conditioned in line with the previously approved construction management plan and still requiring confirmation on cycle storage facilities and servicing, the development is acceptable in this regard, and the development therefore accords with Core Strategy Policy DM1, and the National Planning Policy Framework.

Waste Management

The proposed facilities for the storage and collection of waste and recycling remain unchanged to that approved under the original consent. Environmental Health do not object to this. In line with this, the development is acceptable in this regard and accords with Core Strategy Policy EN19 and DM1, and the National Planning Policy Framework.

Conclusion

In light of the above it has been found that the development would deliver a hotel use within the City Centre, contributing to Manchester's hotel supply and tourism, business and leisure economy. Subject to appropriate planning condition, the proposal conforms to the development plan taken as a whole as directed by section 38 (6) of the Planning and Compulsory Purchase Act 2004 and there are no material considerations which would indicate otherwise. The development is therefore in accordance with Places for Everyone Plan Policies JP-Strat1, JP-Strat2, JP-J2, JP-J3 and JP-P2, Core Strategy Policies SP1, EC1, EC2, EC3, CC1, CC2, CC4, CC9, CC10, C10, EN1, EN3, EN19 and DM1, Save Unitary Development Plan Policies DC18, DC19 and DC26, the National Planning Policy for Waste, the National Planning Policy Framework, and the Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

Other Legislative Requirements

Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

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.

Recommendation: **Approve**

Conditions 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

1) 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.