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:

Change of use of basement, part ground and all upper floors from gymnasium, restaurant and office use (Use Class E) to hotel (Use Class C1) together with the erection of a two storey extension, external alterations and other associated works.

Location:

Maybrook House 40 Blackfriars Street Manchester M3 2EG

Application reference:

PLA-2026-000657

Applicant:

Deansgate Ventures Limited

Date of application:

11 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 based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) attached to this decision

1) The development must be begun not later than three years beginning with the date of this permission.

   Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by the City Council as Local Planning Authority on 11 June 2026:

   - Site Location Plan 275-JMA-MP-ZZ-DR-A-001000
   - Proposed Ground Floor 275-JMA-B1-00-DR-A-022200
   - Proposed 1st Floor 275-JMA-B1-01-DR-A-022201

- Proposed 2nd Floor 275-JMA-B1-02-DR-A-022202
- Proposed 3rd to 6th Floor 275-JMA-B1-03-DR-A-022203
- Proposed 7th Floor 275-JMA-B1-07-DR-A-022207
- Proposed 8th Floor 275-JMA-B1-08-DR-A-022208
- Proposed Basement Floor 275-JMA-B1-B1-DR-A-022200
- Proposed Lower Ground Floor 275-JMA-B1-LG-DR-A-022200
- Proposed Roof 275-JMA-B1-RF-DR-A-022209
- Proposed South Elevation 275-JMA-B1-ZZ-DR-A-042200
- Proposed East Elevation 275-JMA-B1-ZZ-DR-A-042201
- Proposed North Elevation 275-JMA-B1-ZZ-DR-A-042202
- Proposed West Elevation 275-JMA-B1-ZZ-DR-A-042203
- Proposed East Inner Courtyard 275-JMA-B1-ZZ-DR-A-042204
- Proposed West Inner Courtyard 275-JMA-B1-ZZ-DR-A-042205
- Proposed Section AA 275-JMA-B1-ZZ-DR-A-052200
- Bay Study 01 275-JMA-B1-ZZ-DR-A-104200
- Bay Study 02 275-JMA-B1-ZZ-DR-A-104201
- Bay Study 03 275-JMA-B1-ZZ-DR-A-104202
- Design & Access Statement, produced by JMA Architects
- Air Quality Assessment, produced by Redmore Security
- BREEAM Pre Assessment Report, produced by Atelier Ten ltd
- Energy and Sustainability Statement, produced by Atelier Ten Ltd
- Environmental Standards Statement, produced by Atelier Ten Ltd
- Drainage Statement, produced by Woolgar Hunter
- Noise Impact Assessment, produced by Atelier Ten Ltd
- Crime Impact Assessment, produced by Graphite Security
- BNG Exemption Statement, produced by Arbtech
- Statement of Community Involvement, produced by Counter Context
- Transport Statement and Travel Plan, produced by SLR
- Television Reception Survey, produced by Gtech
- Local Labour Agreement, produced by Deansgate Ventures
- Daylight/Sunlight Assessment, produced by Proximity
- Review of Commercial Workspace and Refurbishment Viability, produced by OBI
- Draft Construction Management Plan, produced by Edmond Shipway
- Energy and Carbon Proforma, produced by Atelier Ten Ltd
- Heritage Statement, produced by Turley
- Preliminary Ecological Assessment and Preliminary Roost Assessment, produced by Arbtech
- Summary of Economic Benefits, produced by Wisher Consulting
- Ventilation Statement, produced by Atelier Ten Ltd
- Waste Strategy, produced by SLR

And with the following drawings and documents, received by the City Council as Local Planning Authority on 04 September 2026:

- Proposed Hotel Ground Floor Hotel Use 275-JMA-B1-00-DR-A-022200
- Proposed Hotel Lower Ground Floor Hotel Use 275-JMA-B1-LG-DR-A-022200

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) a) Prior to the commencement of the development, a Local Labour Proposal Framework that outlines the approach to local recruitment for the construction of the development 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 Labour 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 Labour Proposal

iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives

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 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).

4) Prior to the commencement of development, a detailed Construction Management Plan outlining working practices for the proposed development construction shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, the Construction Management Plan shall include:

- The duration/phasing of construction works and associated vehicle trips;
- Confirmation of display of an emergency contact number;
- Contact details of the site manager/responsible person to discuss issues/amendments that arise;
- Wheel Washing, dust suppression measures and schedule for maintenance of drains and gulleys;
- Requirements for any tower crane, including arrangements for delivery, assembly and removal;
- Routing of construction traffic and associated swept-path assessment;
- Details of the location and arrangements for contractor parking;
- The identification of the vehicular access points into the site;

- Site set up plan highlighting location of welfare facilities, material and plant storage, waste storage and loading/unloading areas;
- Impact on adjacent TROs including loading bays, bus stops/shelters (to be agreed with TfGM), taxi bays etc;
- Traffic Management measures for vehicles, pedestrians and cyclists;
- Details/mitigation of any impacts on street furniture, crossing points, highway layout, lines etc;
- Details/mitigation of any proposed utility connections and how these will be coordinated and managed to reduce impacts on the highway;
- The management and coordination of construction activities with reference to ongoing/imminent construction works in the locality;
- Highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site;
- Measures to control noise and vibration;
- Dust suppression measures;
- Compound locations where relevant;
- A community consultation plan and;
- Sheeting of construction vehicles.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plans for the duration of the demolition and construction parts of the development.

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

5) Notwithstanding the details of condition 2 above, prior to the installation of façade materials, all materials to be used on all external elevations of the development (including windows, replacement entrance, canopies) shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining, ventilation/air brick details and a strategy for quality control management. 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.

6) Prior to the painting of the concrete and brickwork, a sample of the painting of both the concrete and brickwork shall be presented to and then be approved in writing by the City Council as Local Planning Authority.

The development shall then be carried out in accordance with the approved details/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

7) Prior to any external works to the metal and curtain walling system, a full-sized sample panel of this shall be submitted to and be approved in writing by the City Council as Local Planning Authority.

The development shall be implemented 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.

8) Prior to the installation of the new slimline fixed window system, a full specification and sample of the new window system shall be submitted to and be approved in writing by the City Council as Local Planning Authority.

The development shall be implemented 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.

9) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a Very Good rating.

Post construction review certificate(s) shall be submitted to and approved in writing by the City Council as Local Planning Authority, within six months of the building hereby approved being first used.

Reason - In order to minimise the environmental impact of the development, pursuant policy JP-S2 of Places for Everyone, policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

10) The development hereby approved shall be carried out in accordance with the Environmental Standards Statement received by the City Council as Local Planning Authority on 11 June 2026.

A post construction review certificate/statement shall be submitted for approval in writing by the City Council, as Local Planning Authority, within 3 months of first use of a building at the development hereby approved.

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.

11) a) Prior to the commencement of the development, a scheme for the storage and disposal of refuse shall be submitted to and be approved in writing by the City Council as Local Planning Authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required. The waste management proforma will need to confirm which containers and the number of receptacles are for which waste stream.

b) The arrangements of the approved waste management scheme shall be in place prior to the first use of the development and shall remain in situ whilst the use or development is in operation

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

12) Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by City Council as the Local Planning Authority. The drainage schemes must include:

(i) An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;

(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);

(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable;

(v) Details of points of discharge for foul and surface water; and

(vi) Foul and surface water shall drain on separate systems.

The approved schemes shall be in accordance with the National Standards for Sustainable Drainage Systems (2025) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

13) Prior to the first use of the development, the full quantum/provision of cycle spaces that shall be provided shall be submitted in writing to and be approved by the City Council as Local Planning Authority. Sufficient sheltered and secure cycle parking will need to be made available for both staff and customers, in accordance with Core Strategy standards.

The approved cycle parking scheme shall be implemented and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycle parking 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).

14) a) Prior to the occupation of the development, a full travel plan shall be submitted in writing to and be approved in writing by the City Council as Local Planning Authority.

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 working and staying at the development;

ii) a commitment to surveying the travel patterns of staff and guests during the first three months of the first use of the development 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

b) Within six months of the first use of the development, 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 staff and guests, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

15) As there have been Common Pipistrelle recorded on-site, Precautionary Working Methods (PMWs) for bats must be followed during the development works.

Reason - In order to ensure appropriate mitigation is agreed in order to mitigate against the impact on bat habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

16) Black Redstart has been recorded on-site and is a protected bird under Schedule 1 of the Wildlife and Countryside Act 1981, as well as a Section 41 species under NERC Act 2026.

Care should be taken when external works are undertaken, and any work that will impact on habitats where nesting birds may be present (for example building works on the roof or near vegetation), shall not occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the City Council as local planning authority.

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

17) a) Notwithstanding the details of condition 2 above, prior to first use of the development hereby approved a scheme for the extraction of any fumes, vapours and odours from the premises shall be submitted to and be approved in writing by the Local Planning Authority.

The applicant will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled ‘Control of Odour and Noise from Commercial Kitchen Exhaust Systems’ dated September 2018. Details should also be provided in relation to replacement air.

The approved scheme shall be implemented before the use commences and shall remain operational thereafter.

b) Prior to the first use of the extraction of any fumes, vapours and odours from the premises, confirmation shall be submitted for the approval of the City Council as Local Planning Authority that the approved scheme has been implemented.

c) In the event of non-conformity with the details approved in part a of this condition, 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 - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

18) a) Notwithstanding the details of condition 2 above, prior to the installation of any plant equipment or any louvres that service plant equipment, 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 City Council as Local Planning Authority. The development shall then be carried out in accordance with the approved details.

At this stage it would appear all the plant is not yet known so an indicative assessment with plant noise limits have been provided. The City Council can accept the plant noise limits at this stage for the roof top plant but will also require confirmation on limits for the basement plant as the receptors may be different to the receptors at height and overlooking the plant.

The assessment will need to include the basement plant room which will duct externally via a louvre. The assessment doesn’t fully acknowledge all the receptors as the existing occupiers of the building will need to be considered and the very noise sensitive properties at no 1 Deansgate will also need to be included as a receptor, especially those apartments that overlook the roof top plant. These properties are naturally ventilated so need to be considered.

The City Council can provide further comment once the plant has been identified (rooftop and basement) and updated assessment undertaken as the design develops.

Limits have been presented for emergency generator plant and reference to a testing strategy has been provided which the City Council can accept.

The full strategy will need to be submitted for review as the design develops (confirm days / hours of testing, frequency / regularity / full load tests/ how receptor will be notified prior to testing.

b) Prior to the first use of the development, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the City Council as 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 minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

19) a) Notwithstanding the details of condition 2 above, prior to the first use of the development, a noise impact assessment of the premises and a scheme of acoustic treatment shall be submitted to for approval by the City Council as Local Planning Authority.

The indicative acoustic assessment prepared by Atelier Ten dated May 2026 has been received and need an assessment is required on noise breakout / transfer from the bar area to the existing occupied retail premises within the building with details of the maximum permissible internal noise level, details of any separating floor / transfer path insulation and how the recommended levels will be will be set and controlled.

The levels provided so far seem to be indicative and only reflect breakout from the premises to the façade of the hotel windows and seem very high (95dB), it is assumed this is with doors / windows closed. The City Council will need assessment based on doors open if there is access to the bar area from directly outside. The assessment also only includes predicted noise levels during the daytime and based on the indicative internal noise level the criteria would not be met at night. There is

comment to suggest the bar would not be open at night so bar hours will need confirming and the revised assessment will need to provide internal nighttime noise limits if the bar area is in use during the night (post 23:00).

The premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with a noise impact assessment, and the measures shall remain in-situ for the duration of the development.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to for approval by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise impact assessment.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

20) a) Three months prior to the first occupation of the development, a Local Labour 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 Labour 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 Labour Proposal

iii) measures to monitor and review the effectiveness of the Local labour 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 Labour 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 Labour Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is 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)

21) Prior to the first use of the hotel use of the development, a signage strategy for the hotel element of the building and for the future ground floor commercial tenants shall be submitted in writing to and be approved by the City Council, as Local Planning Authority.

The signage strategy will include timescales for implementation for the hotel element of the building.

The approved signage strategy shall then be implemented for the hotel element of the development.

The signage strategy shall also outline a signage design strategy for the future commercial ground floors tenants, and this shall be used to inform any future advertisement consent applications for these commercial units.

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

22) Prior to the first use of the development, details of the location, size and specification of the accessible hotel bedrooms shall be submitted for approval in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the hotel accommodation is accessible to all pursuant to policy DM1 of the Manchester Core Strategy (2012).

23) Prior to the first use of the development hereby approved, details of the number, siting and appearance of bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This should include the integration of at least one bird box (ideally an 'open nest box') and one bat box onto the building.

The approved details shall be implemented and be in place prior to the first occupation of each building of the development hereby approved and shall thereafter be retained and maintained in situ.

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

24) a) Prior to first use of the development, a scheme for boiler emissions shall be submitted to and approved in writing by the City Council as Local Planning Authority.

b) Prior to use of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as Local Planning Authority and shall 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.

25) a) Prior to commencement of the development, an air quality impact and exposure assessment together with any mitigation measures to safeguard local air quality shall be submitted to and be approved in by writing by the City Council as Local Planning Authority.

b) Prior to occupation of the development, any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as Local Planning Authority and shall 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.

26) The development hereby approved shall be carried out in accordance with the Crime Impact Assessment, produced by Graphite Security, received by the City Council as Local Planning Authority on 11 June 2026.

The development hereby approved shall not be occupied or used until the City 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 Manchester Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

27) Prior to the first use of the development hereby approved, details of habitat enhancement opportunities for invertebrates, such as installing insect hotels on-site or using bee bricks on 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 occupation of each building of the development hereby approved and shall thereafter be retained and maintained in situ.

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

28) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

- 07:30 to 20:00 - Monday to Saturday
- 10:00 to 18:00 - Sunday and Bank Holidays

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

29) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), the basement, part ground and upper floors as marked out for hotel use on 'Proposed Hotel Ground Floor Hotel Use 275-JMA-B1-00-DR-A-022200' and 'Proposed Hotel Lower Ground Floor Hotel Use 275-JMA-B1-LG-DR-A-022200', both received by the City Council as Local Planning Authority on 04 September 2026, shall only be used as a Hotel Use Class C1, and for no other purposes within Class C, of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (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.

30) No doors (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.

Reason - In the interest of pedestrian safety pursuant to policy 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

Crane and Tall Equipment

The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/

Highways Informative

Due to the busy city-centre location and ongoing construction works in the vicinity, the applicant will need to make early contact with Highways Network Management and Licensing Teams prior to submitting the finalised CMP
(Email: highwaylicences@manchester.gov.uk / highwaynetworkmanagement@manchester.gov.uk).

Demolition/Construction Hours

Construction/demolition works should be confined to the following hours:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Bats

Whilst the works to the existing building has been assessed as very low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

UU Property, Assets and Infrastructure

A water main is located in the vicinity of the site. It must not be built over, or our access to the pipeline compromised in any way. United Utilities require an access strip as detailed in our 'Standard Conditions for Works Adjacent to Pipelines'. The applicant must comply with this document to ensure pipelines are adequately protected both during and after the construction period.

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

It is important that the supporting information contained in the Appendix, Section 3.0 ‘United Utilities’ Property, Assets and Infrastructure’, is read in conjunction with this letter. This provides information that might impact a proposed layout and additional guidance that an applicant or developer must consider when United Utilities assets are located in, or in the locality of, the proposed site. Additional information is available on United Utilities' website.

The applicant should also review United Utilities’ ‘Standard Conditions for Works Adjacent to Pipelines’ document which can be found on their website.

Where United Utilities’ assets exist, it is essential that the applicant, or any subsequent developer, contact their Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition.

Mining
Please see information relating to mining in Appendix A.

Date: 10 September 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