

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143589/NMC/2025

Date registered valid: 29 July 2025

Proposal: Non material amendment to planning permission 127537/FO/2020 to make elevational alterations and update the building travel plan together with alterations to conditions 2, 11, 12, 17, 24 and 25

Address: Car Park Adjacent 25 To 27, Rochdale Road, Manchester, M4 4HT

Ward(s): Piccadilly Ward

Applicant: Mrs Helen Binns Premier Inn Hotels Ltd

Agent (if any): Mrs Helen Binns Walsingham Planning Ltd

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation:

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 1 August 2025 Expired: 22 August 2025

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This 0.13 hectare site is occupied by a surface level car park and is bounded by Rochdale Road, the Particular Baptist Church, Dyche Street and Ludgate Street.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The surrounding area is predominately residential in nature with homes to the north of the site. The Particular Baptist Church is to the east and the Angel Public House to the west. The area is close to all forms of public transport with pedestrian and cycle links to a wide range of shops, amenities and leisure facilities. Angel Meadow is nearby.

Description of development

Non material amendment to planning permission 127537/FO/2020 to make elevational alterations and update the building travel plan together with alterations to conditions 2, 11, 12, 17, 24 and 25

Consultations & Notification Responses

Highway Services advise that they have no objections

Issues

A summary of the proposed changes are as follows:

Rochdale Road

- Ground floor curtain walling amended to a glass to glass junction at external corners (vertical frame repositioned).
- Canopy height position altered slightly above main entrance (not indicated on original drawing).
- Cladding panel size and setting out amended to ground floor, elevation sides, and to 10th floor 'crown'.
- Single air bricks changed to 3no. brick air bricks to each location (6 air bricks per bedroom). Minor change to position.
- Additional soldier course brick added to 'crown' to reduce the height of the increased metal coping (due to flat roof build up behind).
- Flat bar edge protection balustrade added to 'crown' to allow safe means of access for window cleaning and maintenance

Ludgate Street

- Dry riser repositioned.
- Escape door and cycle store door widths altered slightly.
- Fin detail extended to full width of recessed bay. Fins omitted from doors.
- Louvres required behind feature fins for ventilation.
- Stretcher bond brickwork added below curtain walling and cladding panel increased in size slightly. This is to reduce the overall height of glazing to be within the maximum height for manufacture.
- Single air bricks changed to 3no. brick air bricks to each location (6 air bricks per bedroom).
- Glazed saw tooth brickwork and metal coping at level 10 replaced with tall section of vertical stacked brickwork and parapet cap.
- Metal balustrade changed to flat bar edge protection balustrade.
- Metal coping height increased to accommodate flat roof build up behind.

Dyche Street Elevation

- Width of door to plant room altered and fin detail extended to full width of recessed bay. Fins omitted from doors. Louvres reduced in size.
- Door to sub-station repositioned and width altered. Fins omitted from doors and louvre provided above doors, within feature fins for ventilation.
- Window to bin store omitted and fin detailed extended to full width of recessed bay. Louvres provided behind feature fins for ventilation.
- Addition of 5 no. metal ventilation grilles (RAL 7016 to match windows) at ground floor to provide ventilation to various rooms, including linen store, toilets and glass wash.
- Stretcher bond brickwork added below curtain walling at ground floor (three locations) and cladding panel increased in size slightly. This is to reduce the overall height of glazing to be within the maximum height for manufacture.
- Single air bricks changed to 3no. brick air bricks to each location (6 air bricks per bedroom).
- Horizontal stack brickwork and curtain walling increased in height at level 10 and metal coping replaced with parapet cap.
- Metal balustrade changed to flat bar edge protection balustrade.

- Metal coping height increased to accommodate flat roof build up behind.

North east elevation

- Escape door width altered slightly.
- Escape door and refuse store door repositioned slightly.
- Fin detail extended to full width of recessed bays. Fins omitted from doors.
- Louvres required behind feature fins for ventilation.
- Stretcher bond brickwork added below curtain walling
- Single air bricks changed to 3no. brick air bricks to each location (6 air bricks per bedroom).
- Glazed saw tooth brickwork and metal coping at level 10 replaced with tall section of vertical stacked brickwork and parapet cap.
- Metal balustrade changed to flat bar edge protection balustrade.
- Metal coping height increased to accommodate flat roof build up behind.
- Louvres to refuse store doors reduced.

Ground floor plan

- Alterations to internal layout to accommodate Premier Inn fit out.
- Minor alterations to door positions and widths.

Tenth floor plan

- Door to external plant area repositioned.
- New fire escape door to external plant area.
- Staircase repositioned.

Roof Plan

- Davit Arm upstands added for window cleaning.
- Door to external plant area repositioned.
- New fire escape door to external plant area.
- Staircase repositioned

Building Section

- Minor alterations to the height of the building and individual floors - Overall, the building is slightly lower (by 55mm), although the ground floor is slightly higher (by 145mm). The height of the ground to first floor has however been reduced in height by 250mm. This means that all floors from first floor and above slightly lower by 300mm than the approved plans.

A number of minor changes are proposed to the façade and internal layout. These are post decision refinements are not considered to affect the overall appearance or scale of the building. The changes are considered to be non material in nature.

There is also an update to the travel plan to reflect the known end user. Highway Services have no objection to the changes.

Conditions are amended to reflect the alterations.

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 policies 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

Condition(s) to be attached to decision for approval

- 1) The proposed seeks to make elevational alterations and update the building travel plan together with alterations to conditions 2, 11, 12, 17 and 25
- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Proposed Dyche Street Elevation - L017- APA-10-01.EL-D-A-900002 Rev C02

Proposed North East - L017- APA-10-01.EL-D-A900003

Schedule of Amendments to planning permission

127537/FO/2020 - 08-07-2025

Received by the City Council, as Local Planning Authority, on the 7 August 2025

Proposed Block Plan - L017- APA-90-EX.00-D-A900004

Proposed Rochdale Road Elevation - L017- APA-10-01.EL-D-A-900000

Proposed Ludgate Street Elevation - L017- APA-10-01.EL-D-A-900001

Proposed Ground Floor Plan - L017- APA-12-01.GF-D-A-900005

Proposed Typical Upper Floor Plan - L017- APA-12-01.01-D-A-900006

Proposed Tenth Floor Plan - L017- APA-12-01.10-D-A-900007

Proposed Roof Plan - L017- APA-12-01.RF-D-A900008

Proposed Building Section - L017- APA-14-01.XXD-A-90001

Proposed Typical Bay Study 01 Rochdale Road Elevation Base - L017- APA-23-01.GF-D-A-90009

Proposed Typical Bay Study 02 Rochdale Road Elevation Top - L017- APA-23-01.GF-D-A-9000110

Proposed Typical Bay Study 03 Ludgate Street Elevation Base - L017- APA-23-01.GF-D-A-900011

Proposed Typical Bay Study 04 Ludgate Street Elevation Top - L017- APA-23-01.GF-D-A-900012

Travel Plan Ref. 2025/8787/TP01 dated July 2025

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.

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

11) The window reveals and soffits for the development shall be carried out in accordance with drawings Proposed North East - L017- APA-10-01.EL-D-A-900003; Proposed Typical Bay Study 01 Rochdale Road Elevation Base - L017- APA-23-01.GF-D-A-90009; Proposed Typical Bay Study 02 Rochdale Road Elevation Top - L017- APA23-01.GF-D-A-9000110; Proposed Typical Bay Study 03 Ludgate Street Elevation Base - L017- APA-23-01.GFD-A-900011; and Proposed Typical Bay Study 04 Ludgate Street Elevation Top - L017- APA-23-01.GF-D A900012 stamped as received by the City Council, as Local Planning Authority, on the 29 July 2025

For the avoidance of doubt the extent of the window reveals and detailing will be as follows

- o Minimum window reveal 200mm
- o Brickwork to Soffits of all windows where applicable

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012).

12) Notwithstanding drawing Proposed Ground Floor Plan - L017- APA-12-01.GF-D-A-900005 stamped as received by the City Council, as Local Planning Authority, on the 29 July 2025, prior to the first occupation of the development details of a hard and soft landscaping treatment (including street trees) shall be submitted to and approved in writing by the City Council as local planning authority.

This shall include the provision of street trees in the surrounding road network bounding the application site, where this is achievable and would retain a suitable footpath width.

The approved scheme shall be implemented prior to the first use of the development.

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

17) Notwithstanding drawing Proposed Ground Floor Plan - L017- APA-12-01.GF-D-A-900005 and the waste management proforma stamped as received by the City Council, as Local

Planning Authority, on the 29 July 2025 and 22 July 2020 respectively, prior to any above ground works, details of the waste management arrangements shall be submitted for approval 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 thereafter retained and maintained for as long as the development remains in use.

Reason - To ensure adequate refuse arrangement are put in place for the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

24) The development hereby approved shall be carried out in accordance with the Travel Plan reference 2025/57/57/TP01 dated July 2025 stamped as received by the City Council, as Local Planning Authority, on the 29 July 2025

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 using the development;

ii) a commitment to surveying the travel patterns of guests/staff in accordance with the monitoring and reporting detailed within the approved Travel Plan framework

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

iv) measures for the delivery of specified travel plan services

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

Within six months of the first use of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

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

25) Prior to the first use of the building, the provision of 16 cycle spaces, as indicated on drawing Proposed Ground Floor Plan - L017- APA-12-01.GF-D-A-900005 stamped as received by the City Council, as Local Planning Authority, on the 29 July 2025 shall be implemented prior to the first use of the development and retained and maintained in situ for as long as the development remains in use.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: CENTRAL