

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Partial approval of details reserved by condition

Applicant

Premier Inn Hotels Limited
C/o Agent

Agent (if used)

Mr Jake McLeod
Walsingham Planning
Brandon House
King Street
Knutsford
WA16 6DX

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3 (Materials), 4 (Drainage), 5c (Drainage Maintenance: partial discharge), 8 (Refuse Storage) 9a (Ground Conditions - partial), 11 (Travel Plan), 14 (Reasonable Avoidance Measures for small mammals), 15 (Biodiversity enhancements), 17 (Biodiversity Net Gain HMMP) and 20 (Construction Management Plan) attached to planning permission 140916/FO/2024

Location: Premier Inn, Derwent Avenue, Manchester, M21 7QS

Date of application: 9 July 2025

Application number: CDN/25/0660

Part 2 – Particulars of decision (a)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Condition 3 (Materials)

Condition 3 (Materials) - The submitted information is considered acceptable. Therefore, on the basis the development is implemented in accordance with this information, the condition is considered discharged.

Condition 5c (Drain Maintenance: part)

Condition 5c (Drainage Maintenance: partial discharge) - The submitted information is considered acceptable in relation to the management and maintenance plan only, therefore this condition is only partially discharged.

To fully discharge the condition the following information will need to be submitted:

a) Verification report providing photographic evidence of constructed flow control and SuDS components as per approved design drawings.

b) Provide As Built construction drawings OR confirm that they align with the original design construction drawings.

Condition 9a (Ground Conditions)

Condition 9a (Ground Conditions) - The NX Consulting Ltd report reference NX601 dated 13 May 2025 is considered acceptable. A remediation strategy is required which should include details of the frequency of soil chemical validation testing for soils imported to the site. A watching brief should be kept throughout the duration of the groundworks and a validation report will be needed upon completion of the work to fully discharge the condition.

Condition 11 (Travel Plan)

Condition 11 (Travel Plan) - The submitted information is considered acceptable. Therefore, on the basis the development is implemented in accordance with this information, the condition is considered discharged.

Condition 14 (Reasonable Avoidance Measures)

Condition 14 (Reasonable Avoidance Measures for small mammals) - The submitted information is considered acceptable. Therefore, on the basis the development is implemented in accordance with this information, the condition is considered discharged.

Condition 15 (Biodiversity enhancements)

Condition 15 (Biodiversity enhancements) - The submitted information is considered acceptable. Therefore, on the basis the development is implemented in accordance with this information, the condition is considered discharged.

Condition 17 (Biodiversity Net Gain HMMP)

Condition 17 (Biodiversity Net Gain HMMP) - The submitted information, received on 19 September 2025, is considered acceptable. Therefore, on the basis the development is implemented in accordance with this information, the condition is considered discharged.

Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** in accordance with the information set out below.

Condition 4 (Drainage)

Condition 4 (Drainage) - The submitted information is insufficient to discharge this condition.

Condition 8 (Refuse Storage)

Condition 8 (Refuse Storage) - The submitted information is insufficient to discharge this condition.

Condition 20 (Construction Management Plan)

Condition 20 (Construction Management Plan) - The submitted information is insufficient to discharge this condition. In order to discharge the condition, the following information is required:

- a) Further information on how dust will be controlled, the submitted information is minimal.
- b) While some information has been submitted in respect of noise control, further information is required:- what are the limits for noise, at what points will it be monitored and details of who will be responsible for ensuring noise stays within those limits?

Date: 30 September 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

1. This decision relates only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) 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 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

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.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their 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.