

Our Ref: HB/KN0049/20

7 August 2025

Mrs J Atkinson
Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

Via the Planning Portal

Dear Jennifer

Application for Non-Material Amendment to planning permission 127537/FO/2020
25 Rochdale Road, Manchester, M4 4HT
Planning Portal Reference: PP - 14142744

We are instructed by Premier Inn Hotels Ltd to submit this application for a non-material amendment to vary planning permission Ref 127537/FO/202 in respect of works at 25 Rochdale Road, Manchester to construct a Premier Inn hotel.

Planning permission was granted in October 2019 for the following development:

“Erection of a 11 storey 229 bedroom hotel (Use Class C1) with ancillary ground floor bar/restaurant together associated public realm and other associated works”

The application seeks approval for a number of minor non-material amendments to the design of the building, which results in a need to vary and substitute the approved drawings. This in turn requires minor changes to be made to the wording of conditions 2, 11, 12, 17 and 25 with regard to drawing reference numbers.

The application also seeks the Council’s approval to substitute the approved Travel Plan for a bespoke Premier Inn Travel Plan and thus a variation of condition 24.

The application has been submitted via the Planning Portal. Along with the application form, the submission consists of the following documents and plans, which substitute those previously submitted and approved:



Approved Drawings	Amended drawings
Proposed Block Plan - MP_00_1211	Proposed Block Plan - L017- APA-90-EX.00-D-A-900004
Proposed Rochdale Road Elevation - BI_04_2200 A	Proposed Rochdale Road Elevation - L017- APA-10-01.EL-D-A-900000
Proposed Ludgate Street Elevation - BI_04_2201 A	Proposed Ludgate Street Elevation - L017- APA-10-01.EL-D-A-900001
Proposed Dyche Street Elevation - BI_04_2203 A	Proposed Dyche Street Elevation - L017- APA-10-01.EL-D-A-900002 C02
Proposed North East - BI_04_2200 A	Proposed North East - L017- APA-10-01.EL-D-A-900003 C02
Proposed Ground Floor Plan - BI_02_2200 G	Proposed Ground Floor Plan - L017- APA-12-01.GF-D-A-900005
Proposed Typical Upper Floor Plan - BI_02_2201 A	Proposed Typical Upper Floor Plan - L017- APA-12-01.01-D-A-900006
Proposed Tenth Floor Plan - BI_02_2210 E	Proposed Tenth Floor Plan - L017- APA-12-01.10-D-A-900007
Proposed Roof Plan - BI_02_2211 C	Proposed Roof Plan - L017- APA-12-01.RF-D-A-900008
Proposed Building Section - BI_05_2200	Proposed Building Section - L017- APA-14-01.XX-D-A-900013
Proposed Typical Bay Study 01 Rochdale Road Elevation Base - BI_10_4200 B	Proposed Typical Bay Study 01 Rochdale Road Elevation Base - L017- APA-23-01.GF-D-A-900009
Proposed Typical Bay Study 02 Rochdale Road Elevation Top - BI_10_4201 B	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 - BI_10_4202 B	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 - BI_10_4203 B	Proposed Typical Bay Study 04 Ludgate Street Elevation Top - L017- APA-23-01.GF-D-A-900012
Travel Plan Ref 870-025 dated 17 July 2020	Travel Plan Ref. 2025/8787/TP01 dated July 2025
N/A	Schedule of Amendments to planning permission 127537/FO/2020 – 08-07-2025



Background

The application seeks approval for a number of minor non-material changes to the approved scheme that have arisen following the grant of planning permission. These amendments relate to buildability and warranty issues that have arisen during construction of the development and changes required to meet the end users own operational requirements. The changes do not fundamentally alter the scheme for which planning permission has been secured and are non-material in nature.

Proposed Amendments

A full schedule of the proposed changes is listed in the enclosed ‘Schedule of Amendments to Planning Permission Ref. 127537/FO/2020’ – dated 08-07-2025 document. The changes relate predominantly to the ground floor, tenth floor and roof level of the building.

Minor changes have also been made to the overall height of the building which has been marginally reduced, with associated changes to the FFL of individual floor levels which are also slightly lower.

The application additionally proposes substitution of the approved ‘developer’ Travel Plan for a bespoke ‘Premier Inn’ Travel Plan.

The changes require minor amendments to be made to the wording of conditions 2, 11, 12, 17, 24 and 25 to reference the revised drawings and Travel Plan. These are redrafted below for reference:

Condition 2

“The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings:

Proposed Block Plan - L017- APA-90-EX.00-D-A-900004; 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-A-900008; Proposed Building Section - L017- APA-14-01.XX-D-A-900013; Proposed Typical Bay Study 01 Rochdale Road Elevation Base - L017- APA-23-01.GF-D-A-900009; 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; and Proposed Typical Bay Study 04 Ludgate Street Elevation Top - L017- APA-23-01.GF-D-A-900012XXXX stamped as received by the City Council, as Local Planning Authority, on the 29 July 2025 and Proposed Dyche Street Elevation - L017- APA-10-01.EL-D-A-900002 C02 and Proposed North East - L017- APA-10-01.EL-D-A-900003 C02 stamped as received by the City Council, as Local Planning Authority on the 7 August 2025.



Supporting information:

Design & Access Statement, Air quality Assessment prepared by Hydrock, Crime Impact Statement prepared by Design for Security at Greater Manchester Police (Version A, Environmental Standards Statement prepared by Hydrock, External Lighting Design Statement prepared by Hydrock, Local Labour Statement (Construction and Use), Planning Statement prepared by WSP, TV and radio Assessment prepared by GTech, Ventilation Statement prepared by Hydrock, Wind Microclimate report prepared by GIA, Construction Management Plan prepared by GMI, Noise Impact Assessment prepared by Hann Tucker Associates, Ecology Technical Note prepared by Rachel Haking Ecology, Daylight and Sunlight Report prepared by GIA, Flood Risk Assessment prepared by Civil Engineers, Phase 1 Preliminary Risk Assessment prepared by LK Group, Archaeology and Heritage Statement prepared by Arc Heritage, Transport Statement prepared by Civil Engineers Waste management proforma stamped as received by the City Council, as Local Planning Authority, on the 22 July 2020

Condition 11

The window reveals and soffits for the development shall be carried out in accordance with drawings Proposed Ground Floor Plan - L017- APA-12-01.GF-D-A-900005; Proposed Typical Bay Study 01 Rochdale Road Elevation Base - L017- APA-23-01.GF-D-A-900009; 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; and Proposed Typical Bay Study 04 Ludgate Street Elevation Top - L017- APA-23-01.GF-D-A-900012 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

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

Condition 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”.

Condition 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.

Condition 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.

Condition 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”.

Assessment

The proposed alterations are considered minor, uncontroversial and non-material in scale and nature. They do not fundamentally change the scheme for which planning permission has been obtained nor do they weaken the overall design quality of the development. The changes do not raise any technical or planning policy issues. Accordingly, we consider the changes to be acceptable and trust that approval can be granted for these amendments as soon as possible.

The applicant wishes to work with the Council in respect of these proposals and as such, should you have any queries regarding the submission or require any additional information, please do not hesitate to contact me.



Yours sincerely

