

Our Ref: BJ/KN0063/24

6 February 2025

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

via the Planning Portal

Dear Sir/Madam,

RE: Non-Material Amendment Application
Premier Inn Hotel and Beefeater Restaurant, Christie Way, West Didsbury,
Manchester, M21 7QS
Planning Portal Reference: PP – 13750470

We are instructed by Premier Inn Hotels Limited to submit an application under S96a of the Town and Country Planning Act 1990 for a non-material amendment (NMA) to planning permission 140916/FO/2024.

Planning permission was granted by the Council on 13th November 2024 for the following development at the above site:

“Erection of a two storey annexe building, following demolition of existing restaurant building, to form an additional 30 hotel bedrooms and breakfast room, together with alterations to the car park and proposed landscaping works.”

The NMA application has been submitted via the Planning Portal. In addition to the completed forms, the application comprises the following:

- Proposed REV A Updated Annexe Building Elevation (Dwg no.AP201).

Discussion

A non-material change is proposed to the consented bedroom and breakfast room building. A short parapet to the roof of the single-storey element of the building will be introduced. This is required to accommodate an increase in the thickness of the insulation for the building.

The parapet will be constructed from brick and will be in-keeping with the consented building.



Condition 2 of the planning permission requires the development to be carried out in accordance with the approved plans and documents. Condition 2 is capable of being amended to refer to the submitted Updated Annexe Building Elevation.

The proposed change is very minor and will not result in the development that was granted becoming contrary to the policies of the Development Plan or any other material consideration (including the National Planning Policy Framework). The changes will not alter the development to any material extent, nor will they conflict with any of the conditions of the approval.

Conclusion

We respectfully request that the change to the development, as proposed, is accepted as a non-material amendment.

If you have any queries regarding the application or require any additional information, please do not hesitate to contact us.

Yours faithfully,



Billy Jones BSc (Hons)

Graduate Planner

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