

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142118/NMC/2025
Date registered valid: 10 February 2025
Proposal: Non Material Change to planning permission reference 140916/FO/2024 to alter roof design
Address: Premier Inn, Derwent Avenue, Manchester, M21 7QS
Ward(s): Chorlton Park Ward

Applicant: Premier Inn Hotels limited
Agent (if any): Mr Billy Jones Walsingham Planning
Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 18 February 2025

Application details

Type of application: Non-Material Change Application
Development type: Notifications

Date of site visit:

Standard consultations:
No consultations have been printed and sent.

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/area

This application relates to the Premier Inn complex on the commercial estate located to the west of the Princess Road/Barlow Moor Road junction. The hotel complex consists of the accommodation block and the restaurant block, the latter of which is circled red below and is the subject of this application. To the north of the site, on the opposite side of Barlow Moor Road, lies Southern Cemetery, while to the south and west there are further commercial uses in operation. To the east there is a spur road connecting Princess Road to Barlow Moor Road.



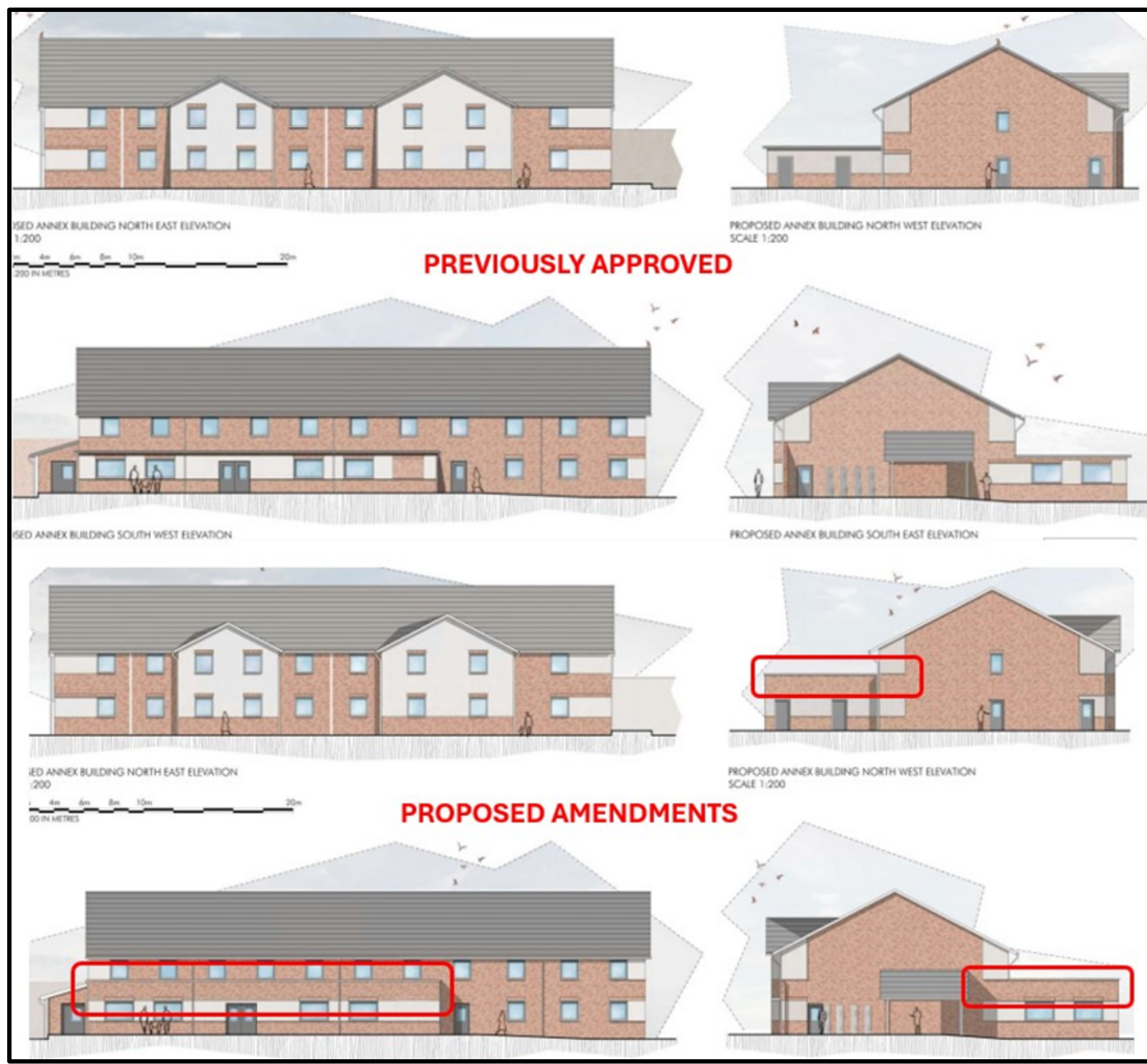
Listed building:	No
Conservation area:	No
Tree Preservation Order:	No

Description of development

The applicants obtained planning permission (140916/FO/2024) to erect a two storey annexe building, following demolition of existing restaurant building, in order to form an additional 30 hotel bedrooms and a breakfast room.

The applicants are now seeking permission for a Non-Material Change to the scheme in order to introduce a parapet to the roof of the single-storey element of the building, which 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 previously approved building.

The previously approved and proposed elevations can be seen below:



Consultations & Notification Responses

n/a

Policies

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policy is set out below:

Policy JP-Strat9 (Southern Areas) – This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy SP1, *Spatial Principles*, - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance:-

- Appropriate siting, layout, scale, form, massing, materials and detail.

- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Community safety and crime prevention.
- Design for health.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Saved UDP Policy DC26, “Development and Noise” – Policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a) the effect of new development proposals which are likely to be generators of noise; and
- b) the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Policy DC26.2 states that new noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

Issues

Design – The addition of the parapet wall would not have a detrimental impact upon the overall design of the proposed building, accordingly the design of the proposal is still considered acceptable.

Residential and Visual Amenity – The introduction of the parapet feature would not have a detrimental impact on the levels of residential and visual amenity enjoyed within the vicinity of the site.

Pedestrian and Highway Safety – There are no pedestrian or highway safety implications resulting from the addition of the parapet roof.

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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The details of the proposed amendment:-

a) Introduction of a parapet to the roof of the single-storey element of the building.

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 are considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the levels of residential and visual amenity and pedestrian and highway safety enjoyed within the vicinity of the site.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents received on 3rd and 6th September 2024:

- a) Location Plan;
- b) Existing Site Plan (Dwg no. AP101);
- c) Existing Restaurant Elevations and Floor Plan (Dwg no. AP102);
- d) Existing Hotel Elevations (Dwg no. AP103);
- e) Proposed Site Plan (Dwg no. AP104);
- f) Proposed Ground and First Floor Layout (Dwg no. AP105);
- g) Detailed Landscape Proposals 1 of 2 (Dwg no. 1157-SW-01 rev. A) prepared by Indigo;
- h) Detailed Landscape Proposals 2 of 2 (Dwg no. 1157-SW-02 rev. B) prepared by Indigo;
- i) Tree Survey prepared by Arbtech;
- j) Arboricultural Impact Assessment prepared by Arbtech;
- k) Arboricultural Method Statement prepared by Arbtech;
- l) Tree Protection Plan prepared by Arbtech;
- m) Preliminary Ecological Appraisal and Roost Assessment prepared by Arbtech;
- n) Biodiversity Net Gain Assessment prepared by Arbtech;
- o) Statutory Metric Calculation completed by Arbtech;
- p) Energy Strategy prepared by Thornley & Lumb Partnership;
- q) Sustainability Statement prepared by Whitbread;
- r) Transport Statement prepared by RGP;
- s) Travel Plan prepared by RGP;
- t) Flood Risk Assessment and Drainage Scheme (Booth King)

And the following drawing received on 10th February 2025:

u) Proposed Annex Building Elevations (Dwg no. AP201 rev A)

Reason - To ensure that the development is carried out in accordance with the approved plans.
Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

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

Article 4 Direction - South Manchester PD Restriction - Class B1(a) To C3

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA