



Planning

David Lawless
Telephone: 0161 234 4543
david.lawless@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Billy Jones
Walsingham Planning
Brandon House
King Street
WA16 6DX

Date: 19 February 2025

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 142118/NMC/2025

Description: Non Material Change to planning permission reference 140916/FO/2024 to alter roof design

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

I refer to your application for a non-material amendment to planning permission reference 140916/FO/2024.

The details of the proposed amendment:-

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

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.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 140916/FO/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 140916/FO/2024 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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.

Should you wish to discuss the matter further, please contact David Lawless using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing