

**Our Ref: HB/KN0049/20**

27th August 2024

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 I27537/FO/2020**  
**25 Rochdale Road, Manchester, M4 4HT**  
**Planning Portal Reference: PP - I336248I**

We are instructed by Premier Inn Hotels Ltd to submit this application for a non-material amendment to vary planning permission Ref I27537/FO/202 in respect of works at 25 Rochdale Road, Manchester to construct a 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”*

This application seeks a minor non-material amendment to the wording of Condition 10 which relates to the materials.

Condition 10 is currently worded as follows:

*“Prior to any above ground works, all materials to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining, ventilation / air bricks and a strategy for quality control.*

*The approved materials shall then be implemented as part of the development”*

The states reason for the condition is “To ensure that the appearance of the development is acceptable to the City Council as local planning authority I the interest of the visual amenity of the area within which the site is located, as specified in policies SPI and DMI of the Core Strategy.



The Council's approval is sought for a minor non-material amendment to the wording of this conditions to allow a longer period of time for the submission and approval of materials. The contractor (GMI) has provided the following reasons for this request:

- Materials are on 12-to-14-week lead time even for the samples. It is unlikely therefore that the materials will be approved before we are programmed to progress the frame.
- The sample panel is large and complex and hence we will need some time to produce this.
- There are several other external facing items which will take significant time to procure, i.e. window frames, and frame to erect the sample on.
- The structural frame is unseen externally.

Approval is sought for the following amended wording:

*"Prior to their use, all materials to be used on the external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining, ventilation / air bricks and a strategy for quality control.*

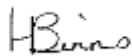
*The approved materials shall then be implemented as part of the development"*

The proposed changes to the condition are minor and non-material in nature. They do not fundamentally change the requirements of the condition, but simply amend the timing of the submission of information.

We trust that the proposed amendments are acceptable and that this NMA can be approved as soon as possible.

If there are any queries regarding the submission or you require any additional information, please do not hesitate to contact me.

Yours sincerely



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