MANCHESTER CITY COUNCIL

Planning
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PO Box 532 Town Hall
Manchester M60 2LA

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Manchester Airport, Premier Inn

Address Line 1

Runger Lane

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M90 5DL

Description of site location must be completed if postcode is not known:

Easting (x)

380615

Northing (y)

385206

Description

Applicant Details

Name/Company

Title

Mr

First name

Richie

Surname

Collins

Company Name

Premier Inn Hotels Ltd

Address

Address line 1

1 Fellmongers Path

Address line 2

Tower Bridge Road

Address line 3

Town/City

County

London

Country

Postcode

SE1 3LY

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mrs

First name

Abi

Surname

Peacock

Company Name

Walsingham Planning

Address

Address line 1

Bourne House

Address line 2

Cores End Road

Address line 3

Town/City

Bourne End

County

Country

Postcode

SL8 5AR

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- [x] Yes
- [ ] No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Replace the existing material on the building with material that have non-combustible properties to ensure compliance with the latest fire safety regulations. The extent of the proposed works consists of installation of new Mineral Wool insulated metal composite cladding panels and a new rainscreen cladding system. The existing building aesthetics will not be affected by the proposed adaptations to the building fabric. In all cases new materials have been identified to provide the closest possible match to ensure no material change in the overall appearance of the property.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- [ ] Yes
- [x] No

Has the proposal been started?

- [ ] Yes
- [x] No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The proposed works will not result in a material change to the appearance of the building, and thus do not constitute 'development' under the terms of the Planning Act. Please see covering letter for more information.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Please see covering letter

Select the use class that relates to the existing or last use.

C1 - Hotels

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C1 - Hotels

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposed works do not constitute 'development'. Please see covering letter.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- [ ] Yes
- [x] No

Interest in the Land

Please state the applicant's interest in the land

- ◯ Owner
- ⊘ Lessee
- ◯ Occupier
- ◯ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED ******

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Abi Peacock

Date

23/08/2024