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Bourne House, Cores End Road
Bourne End, Buckinghamshire, SL8 5AR
Tel: 01628 532244
Email: bourne.end@walsingplan.co.uk
Web: www.walsinghamplanning.co.uk

Our Ref: AP/B0103/24

23 August 2024

Planning Department
Manchester City Council
P O Box 532
MANCHESTER
M60 2LA

via the planning portal

Dear Sir/Madam,

RE: Certificate of Lawful Proposed Development - Premier Inn, Manchester Airport, Runger Lane, Manchester, M90 5DL

This letter accompanies a planning application for a Certificate of Lawfulness (Proposed Development) submitted under section 192 of the Town and Country Planning Act 1990.

The application has been submitted with the following documents:

- 6125-P100-Block Plan and Site Location Plan
- 6125-P101-Existing Elevations Sheet 1 of 2
- 6125-P102-Existing Elevations Sheet 2 of 2
- 6125-P103-Proposed Elevations Sheet 1 of 2
- 6125-P104-Proposed Elevations Sheet 2 of 2

The proposal seeks to replace the existing material on the building 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.

This application seeks agreement from the council that the works proposed as part of this application would not constitute development under Section 55 of the 1990 Act, as the are *works of maintenance, improvement or other alteration of a building which do at materially affect the external appearance of the building.* Given this, the proposed works do not require planning permission as they do not comprise development as defined in Section 55(2)(a) of the 1990 Act.

Overall, we have determined that the works would not materially affect the external appearance of the building and therefore do not comprise development in line with Section 55 of the 1990 Act. This application seeks to confirm that the planning permission is not required through the issuing of a Certificate of Lawful Proposed Development.

We look forward to receiving confirmation that this application has been validated and to a timely and positive determination.

If you have any queries or require any further information, please do not hesitate to contact me by telephone or email.

Yours faithfully,



Abi Peacock BA (Hons) MSc MRTPI
Senior Planner
abi.peacock@walsingplan.co.uk