

Our Ref: WG/KN0049/20

27 February 2024

Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

Via the Planning Portal

Dear Sir/Madam,

Application to Discharge Condition 4 on Planning Permission 127537/FO/2020
25 Rochdale Road, Manchester, M4 4HT
Planning Portal Reference: PP- 12836447

We are instructed by Premier Inn Hotels Ltd to submit this application for the discharge of condition 4 to planning permission ref. 127537/FO/2020 in respect of works at 25 Rochdale Road, Manchester to construct a new hotel.

Specifically, the permission proposed:

“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”

The application has been submitted electronically via the planning portal.

Introduction

Following an approved non-material amendment approved in October 2023, the Council amended the trigger points associated with Condition 4. The reference of this non-material amendment is 138248/NMC/2023.

Condition 4

The amended wording of Condition 4 states:

“(A) Within 6 months of the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.



In this condition a Local Benefit Proposal means a document which includes:

- i. the measures proposed to recruit local people including apprenticeships*
- ii. mechanisms for the implementation and delivery of the Local Benefit Proposal*
- iii. measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objective*

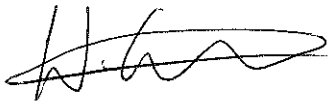
(B) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.”

Conclusion

We considered that the information submitted will be sufficient to discharge condition 4 of planning permission 127537/FO/2020. We request that this condition subsequently is discharged as soon as possible.

We look forward to hearing from you.

Kind regards,



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Planner**

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