

Our Ref: 870-02/jbr
22 November 2023

Manchester City Council
To whom it may concern,

Regarding Works Undertaken on Site at LDC ref 138365/LE/2023 – Premier Inn, 25 Rochdale Road, Manchester, M4 4HT

Civic Engineers were appointed by Premcor as consulting Civil and Structural Engineers for the design of a new-build hotel development at 25 Rochdale Road in Manchester City Centre, which was approved for planning in October 2020 with reference 127537/FO/2020.

Works undertaken on site to date are the construction of the edge thickening to the ground floor slab in the southern-most corner of the building, away from, and not intended to be part of, the primary foundations for the building. The works as completed were in accordance with the approved plans pursuant to planning permission 127537/FO/2020, and form part of the approved development.

The concrete that has been cast on site is part of a ground bearing slab forming the ground floor of the building, which is thickened at the perimeter to support the ground floor façade/external wall and will be retained to form part of the completed development.

The primary foundations are to be piled foundations utilising pile caps and ground beams located at column locations that are away from the section of ground slab that has been constructed on site to avoid having to undertake any works underneath the work that has already been completed.

As the element of concrete cast on site is the first stage activity of a wider construction programme, with further follow on works, an approved inspector visit has not been undertaken. This element of construction would be inspected via later scheduled inspections. Civic Engineers have attended site and inspected the works for compliance with the intended approved development.

Civic Engineers provide civil, structural and transport engineering services via our 150 strong team across studios located in Manchester, London, Leeds and Glasgow and have been operating in Manchester City Centre for over 10 years, delivering a number of high-profile new-build developments of similar scale and use across similarly constrained city centre sites.

Yours faithfully,



James Bruce,
Director