

Our Ref: HB/KN0049/20

15 November 2023

Mr D Roscoe
Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

Via Email

Dear Sir/Madam,

Application for a Certificate of Lawful Existing Use and Development
25 Rochdale Road, Manchester, M4 4HT
Planning Portal Reference: PP-12540039

Walsingham Planning have submitted an application via the planning portal (ref PP - 12540039) for a Certificate of Lawful Existing Use and Development at the above site. The purpose of this application is to confirm that planning permission 127537/FO/2020 was implemented within 3 years of the grant consent and therefore that the applicant has complied with Condition 1 (the three-year time limit).

This application thereby confirms that this development is now implemented, by virtue of a material commencement of works and the remaining works can be completed in the future.

The submission comprises the following details and plans to evidence the works and that they were completed before the expiry of the planning permission:

- i. A portfolio of photographs which show that the slab thickening works were undertaken on Monday 16/10/23, i.e prior to the expiry of the planning permission 127537/FO/2020.
- ii. A copy of the dated invoice for the reinforced slab thickening works, please note the date of works as 16/10/23
- iii. Plan 870-02 showing the location and extend of the slab thickening works which were implemented.
- iv. Plan 870/02 (SK) 008 P01 showing the detail of the slab thickening works including a section detail



- v. Plan CL12912-001 which identifies the archaeologically sensitive parts of the site
- vi. Approved block plan 133 – MP/00/1211

You will note that the slab thickening as implemented is correctly located in one of the distinctive corners of the building, hence it cannot be mistaken as anything other than a material commencement.

That the implementation works were undertaken prior to the permission expiry date is demonstrated by the date on the invoice, the dating of the photographs and by the fact that copies were sent to the Council on the morning of 18/10/23. The Council was also invited to inspect the works on 18/10/23.

The permission, 127537/FO/2020, included pre-commencement conditions but these have all been discharged under approvals CDN/22/0587 (conditions 5 Archaeology, 8 Ground conditions, 13 Environmental Standards), CDN/22/0884 (6 Surface Water drainage, 16a Acoustics, 17 Waste Management) or amended by the Non-Material Amendment, 138248/NMC2023, (4 Local Labour, 8 Archaeology).

It can be confirmed that, in compliance with amended condition 8 the works undertaken are in a part of the site outside the agreed sensitive area as illustrated by items [iv], [v] and [vi] above.

A Local Benefit Proposal will be submitted within 6 months of the implementation date of 16/10/23 as required by amended condition 4 on the permission.

You will be aware from previous discussions that there is a very strong desire to get this important hotel project going and that Whitbread are the prospective developers, owners and operators of the hotel and as such have a vested interest to see this development through to conclusion.

We are aware that the Council does not favour the issue of Lawful Development Certificates and prefers to expedite development within the statutory period, but this application is necessitated by the need for Whitbread to have confirmation that the planning permission, 127537/FO/2020, remains extant before they can complete their purchase of the site.

You will be pleased to note that the contractor is primed ready to start once the purchase is complete and that all parties are fully committed to completion of the works and opening of the hotel as soon as possible. It is hoped that you will be able to assist a prompt recommencement of works on site by expediting what we hope to be a relatively straightforward Certificate application.

Yours faithfully,



Helen Binns BA (Hons) MTPL MRTPI
Associate Director
helen.binns@walsingplan.co.uk

