

Our Ref: SB/KN0049/20

4 October 2023

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

Via the Planning Portal

Dear Mr Roscoe

**Application for Non-Material Amendment to planning permission I27537/FO/2020
25 Rochdale Road, Manchester, M4 4HT
Planning Portal Reference: PP - I2506507**

We are instructed by Wyngrove Ltd & Premier Inn Hotels Ltd to submit this application for a non-material amendment to planning permission Ref. I27537/FO/202 in respect of works at 25 Rochdale Road, Manchester to construct a 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.

The application seeks to non-materially vary the wording of Condition 4 and 8. The requested revised wording is as follows:

Condition 4 – Local Benefit Proposals

(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 I27537/FO/2020 Page 4 of 15



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 objectives

(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.

Condition 8 Archaeology

No development shall take place until the applicant or their agents or successors in title has carried out a programme of archaeological evaluation through trial trenching.

Where a more detailed targeted excavation and historic research (subject of a new WSI) is necessary, no development shall commence in the area of the targeted excavation until a further Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the LPA and the further archaeological investigations have been undertaken.

The WSI shall also cover the following, which shall be carried out within 6 months of the completion of all the last archaeological investigation:

- 1. A programme for post investigation assessment to include - production of a final report on the investigation results*
- 2. Deposition of the final report with the Greater Manchester Historic Environment Record.*
- 3. Dissemination of the results of the archaeological investigations commensurate with their significance.*
- 4. Provision for archive deposition of the report and records of the site investigation.*

The proposed changes to the conditions are minor and non-material in nature. They do not fundamentally change the requirements of the conditions, but simply amend the timing of the submission of information/ carrying out works.

We trust that the proposed amendments are acceptable and that this NMA can be approved as soon as possible.

If there are any queries regarding the submission or you require any additional information, please do not hesitate to contact me.

Yours sincerely



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