

Our Ref: HB/KN0049/20

24 March 2026

Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

via the Planning Portal

Dear Sir/Madam,

Application to Discharge Condition 28 of Planning Permission 127537/FO/2020
25 Rochdale Road, Manchester, M4 4HT
Planning Portal Reference: PP-14803462

We are instructed by Premier Inn Hotels Ltd to submit this application to discharge condition 28 of planning permission ref. 127537/FO/2020 in respect of works at 25 Rochdale Road, Manchester to construct a new hotel.

Specifically, planning permission was granted for:

“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.

Condition 28 - Local Benefit Proposal Framework

Condition 28 states:

“(a) Three months prior to the first use of the development by hotel guests, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), 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 occupation 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 objectives

(b) Within 6 months of the first use of the development by hotel guests, a Local Benefit Proposal 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. Any Local Benefit Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is operation."

The stated reason for the condition is "The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SPI, ECI and DMI of the Manchester Core Strategy (2012)".

Pursuant to the discharge of condition 28 please find enclosed the following document:

- Local Benefit Proposal Framework – March 2026

We trust that the information submitted is sufficient to fully discharge condition 28 of planning permission Ref. 127537/FO/2020.

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

Yours faithfully,

