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Our Ref: HB/KN0049/20

10 December 2025

Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

Via the Planning Portal

Dear Sir/Madam,

Application to Discharge Condition 15 (a) and 18 Planning Permission 127537/FO/2020
25 Rochdale Road, Manchester, M4 4HT
Planning Portal Reference: PP-14555417

We are instructed by Premier Inn Hotels Ltd to submit this application to discharge Condition 15 (a) and 18 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 15 (a) – External Plant

Condition 15 (a) states:

"*Prior to the first use of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (Laeq) below the typical background (La90) level at the nearest noise sensitive location*".

The stated reason for the conditions is "*To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995*)".

Pursuant to the discharge of condition 15 please find enclosed the following plans and documents:

- Proposed Roof Plan External Plant Layout L017-APA-12-01.RF-D-A-900401 Rec C01
- Proposed External Plant Specification L017-APA-12-01.RF-D-A-900402 Rec C01
- Noise Impact Assessment Ref. 31197/CDR1 9 December 2025

Condition 18 – Extract

Condition 18 states:

"*Prior to the first use of the development, details of a scheme to extract fumes, vapours and odours from the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ*".

The stated reason for the conditions is "To *ensure appropriate fume extraction is provided for the hotel pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995)".*

Pursuant to condition 18 please find enclosed:

- Proposed Roof Plan Kitchen Extract L017-APA-12-01.RF-D-A-900501 Rec C01
- Proposed Kitchen Extract Specification L017-APA-12-01.RF-D-A-900502 Rec C01

We trust that the information submitted is sufficient to fully discharge condition 15 (a) and 18 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

[redacted]