

Our Ref: HB/KN0049/20

04 February 2026

Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

via the Planning Portal

Dear Sir/Madam,

Application to Discharge Conditions 5b and 7 of Planning Permission I27537/FO/2020
25 Rochdale Road, Manchester, M4 4HT
Planning Portal Reference: PP-14666731

We are instructed by Premier Inn Hotels Ltd to submit this application to discharge Conditions 5b and 7 of planning permission ref. I27537/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 5 - Contamination Verification

Part A of condition 5 was discharged by the Council in September 2022. This application seeks to discharge part B of condition 5.

Condition 5 states:

“Notwithstanding the Phase 1 Preliminary Risk Assessment prepared by LK Group stamped as received by the City Council, as Local Planning Authority, on the 22 July 2020, (a) before the development hereby approved commences, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- Submission of site investigation proposals



- Submission of a site investigation and risk assessment report;
- Submission of a remediation strategy.

The development shall then be carried out in accordance with the approved details.

(b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first use of the development.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.”

The stated reason for the condition is because “There is evidence of site contamination at the application site which requires further consideration and examination. This is pursuant to policy EN18 of the Manchester Core Strategy (2012).”

Pursuant to the discharge of condition 5b please find enclosed the following documents

- Contamination Verification Document Ref. 24-I1072.I 27 September 2024
- Contamination Verification Document Ref. 24-I1175.I 27 September 2024

Condition 7 - SUDs Verification and Maintenance Plan

Condition 7 states:

“Prior to the first use of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include:

- Verification reporting providing photographic evidence of construction;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.



The management and maintenance plan shall be implemented upon first use of the development and thereafter retained and maintained.”

The stated reason for the condition is *“To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policies SPI, EN14 and DMI of the Manchester Core Strategy (2012)”.*

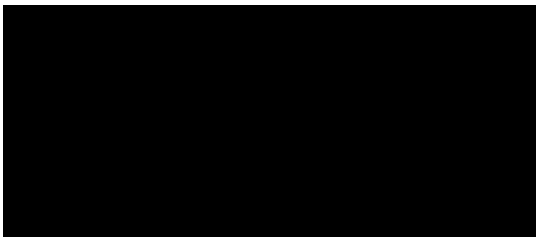
Pursuant to the discharge of condition 7 please find enclosed the following documents:

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| • Below Ground Drainage Maintenance Specification | Ref. 870-02-CIV-XX-XX-L-C-00001
20 January 2026 |
| • Below Ground Drainage QA (L017) | Ref. FI.4045127 12 November 2024 |
| • Below Ground Drainage QA (L017) | Ref. FI.4045107 12 November 2024 |
| • Below Ground Drainage QA (L017) | Ref. FI.4045135 12 November 2024 |

We trust that the information submitted is sufficient to fully discharge conditions 5b and 7 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,



Cc Shaan Singh, GMI
Simon Hollard / Rick Mayers, Allison Pike
Will Steward, Premier Inn

