

Our Ref: HB/KN0049/20

30 January 2026

Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

via the Planning Portal

Dear Sir/Madam,

**Application to Discharge Conditions 12 and 26 of Planning Permission 127537/FO/2020
25 Rochdale Road, Manchester, M4 4HT
Planning Portal Reference: PP-14663299**

We are instructed by Premier Inn Hotels Ltd to submit this application to discharge Conditions 12 and 26 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 12 - Landscaping

Condition 12 states:

“Notwithstanding drawing 133_B1_02_2200 REV G stamped as received by the City Council, as Local Planning Authority, on the 8 September 2020, prior to the first occupation of the development details of a hard and soft landscaping treatment (including street trees) shall be submitted to and approved in writing by the City Council as local planning authority. This shall include the provision of street trees in the surrounding road network bounding the application site, where this is achievable and would retain a suitable footpath width. The approved scheme shall be implemented prior to the first use of the development.”

The stated reason for the condition is *“To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SPI, EN9 and DMI of the Core Strategy”.*



Pursuant to the discharge of condition 12 please find enclosed the following plans:

- Proposed Site Plan External Works Layout L017-APA-90-EX.00-D-A-900601 Rev C01
- Tree Planting Scheme L017-TBA-90-EX.00-D-L-000001 Rev C02

Officers will note that the approved scheme proposed the planting of 7 trees along the Rochdale Road frontage. However, following further investigation, it has become clear that this is not feasible due to the presence of various underground services. These are shown on the submitted plans for reference.

Having looked at that this matter in detail and sought advice from our landscape consultant, we have concluded that it is only feasible to plant 4 rather than 7 trees. The scheme thus proposes a lesser number of new trees and in slightly different locations.

This matter has previously been discussed with the Jenifer Atkinson, who was of the view that the planting of a lesser number of trees was preferable to a financial contribution in lieu of trees which are then planted elsewhere and of no benefit to the scheme. We trust therefore that what is proposed is considered acceptable given site constraints.

Condition 26 - Highway Works

Condition 26 states:

“Prior to the first use of the development, a scheme of highway works and details of footpaths reinstatement/public realm in relation to Rochdale Road, Ludgate Hill and Dyche Street shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- *re-instatement works the footway;*
- *Details of materials, to be used for the footpaths;*
- *Creation of a loading bay to Dyche Street;*
- *Creation of a minimum of two on street disabled parking bays;*
- *Tree planting in the footways.*

The approved scheme shall be implemented and be in place prior to the first use of the development and thereafter retained and maintained in situ.”

The stated reason for the condition is *“To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SPI, EN1 and DMI of the Manchester Core Strategy (2012)”.*



Pursuant to the discharge of condition 26 please find enclosed the following plans:

- S278 Work General Arrangement L017-CIV-12-EX.00-D-C-200000 Rev P08
- S278 Work Hardworks Plan L017-CIV-XX-EX.00-D-C-200002 Rev P06
- S278 Work Kerbing & Edging Plan L017-CIV-94-EX.00-D-C-200003 Rev P06
- S278 Work Lining and Signing Plan L017-CIV-90-EX.00-D-C-200008 Rev P04
- S278 Work Typical Pavement Construction Details - Sheet 1 L017-CIV-94-EX.00-D-C-200010 Rev P06
- S278 Work Typical Pavement Construction Details - Sheet 2 L017-CIV-94-EX.00-D-C-200011 Rev P01
- S278 Highway Legal Plan L017-CIV-XX-EX.00-D-C-200101 Rev P01

We trust that the information submitted is sufficient to fully discharge conditions 12 and 26 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,



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Cc Shaan Singh, GMI
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