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Our Ref: BJ/KN0063/24

22 December 2025

Manchester City Council
Planning
PO Box 532
Manchester
M60 2LA

via Planning Portal

Dear Sir/Madam,

RE: Premier Inn, West Didsbury, Derwent Avenue, Manchester, M21 7QS
Discharge of Condition Application
Planning Portal Reference: PP-14585097

We are instructed by Premier Inn Hotels Ltd to submit a discharge of condition application relating to planning permission 140916/FO/2024.

The Council granted planning permission 140916/FO/2024 in September 2024, which allows the following development at the above site:

> *"Erection of a two storey annexe building, following demolition of existing restaurant building, to form an additional 30 hotel bedrooms and breakfast room, together with alterations to the car park and proposed landscaping works."*

The permission was granted to a number of planning conditions. This application seeks to discharge **condition 4**.

Condition 4 states:

> *"4) Prior to the commencement of the development hereby approved, a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the City Council, as Local Planning Authority.*
>
> *The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development."*

The following information is submitted to discharge condition 4:

- Phase 1 & Phase 2 Geoenvironmental Assessment by NX Consulting; and
- Decision Notice Clause Statement by Booth King.

We trust that the information submitted is sufficient to enable the discharge of **condition 4**.

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

Yours faithfully,



Billy Jones BSc (Hons)
Assistant Planner

