

Our Ref: HB/KN0049/20

12 November 2025

Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

Via the Planning Portal

Dear Sir/Madam,

**Application to Discharge Condition 19 and 30 on Planning Permission 127537/FO/2020
25 Rochdale Road, Manchester, M4 4HT
Planning Portal Reference: PP- 144484791**

We are instructed by Premier Inn Hotels Ltd to submit this application to discharge Condition 19 and 30 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 19 – External Lighting

Condition 19 states:

“The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn, or as may be otherwise agreed in writing by the City Council as local planning authority. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first use of the development hereby approved. The approved scheme shall be implemented in full prior to the first use of the development and shall remain in operation for so long as the development is occupied”.

The stated reason for the conditions is *“In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SPI and DM1 of the Core Strategy.”*



Pursuant to the discharge of condition 19 please find enclosed the following plans which provide details of the proposed external lighting:

- Proposed Rochdale Road Elevation External Lighting Proposal
L017-APA-10-01.EL-D-A-900301 C01
- Proposed Ludgate Street Elevation External Lighting Proposal
L017-APA-10-01.EL-D-A-900302 C01
- Proposed Dyche Street Elevation External Lighting Proposal
L017-APA-10-01.EL-D-A-900303 C01
- Proposed Northeast Elevation External Lighting Proposal
L017-APA-10-01.EL-D-A-900304 C01
- Proposed Ground Floor Plan External Lighting Proposal
L017-APA-12-01.GF-D-A-900305 C01
- Proposed Tenth Floor Plan External Lighting Proposal
L017-APA-12-01.10-D-A-900306 C01
- Proposed Roof Plan
L017-APA-12-01.RF-D-A-900306 C01

Condition 30 – Signage Strategy

Condition 30 states:

“Prior to the first use of the development a signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.

The stated reason for the conditions is *“In the interest of visual amenity pursuant to policies SP1 and DMI of the Manchester Core Strategy (2012).*

Pursuant to condition 30 please find enclosed Signage Strategy Statement:

- 12-11-2025 Signage Strategy Statement

We trust that the information submitted is sufficient to fully discharge condition 19 and 30 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.

Your Faithfully

H Burns



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 Simon Hollard / Rick Mayers, Allison Pike
 Will Steward, Premier Inn

