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Our Ref: HB/KN0049/20

29 April 2026

J Atkinson
Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

via the Planning Portal

Dear Sir/Madam,

Application for Non-Material Amendment to planning permission 127537/FO/2020
25 Rochdale Road, Manchester, M4 4HT
Planning Portal Reference: PP - 14890603

We are instructed by Premier Inn Hotels Ltd to submit this application for a non-material amendment to vary a number of conditions on planning permission Ref. 127537/FO/2020 relating to a new Premier Inn hotel on Rochdale Road.

The application has been submitted electronically via the planning portal and comprises the following:

- Letter of explanation and justification
- Note on Phasing of Off-Site Highway Works

Reason for the changes

Approval is sought to vary the wording of conditions 13, 14, 23 and 26.

With regards condition 13, 14 and 23 we seek a change to the point at which post construction review documents / certificates are submitted to the Council for approval in writing.

With regards condition 13, a longer period is required to gather the information for the post construction review statement pertaining to the Environmental Standards Statement.

With regards to condition 14 and 23, a longer period is required for submission of the post construction certificates given that the certificates need to be issued by a third party, namely the BRE

in relation to condition 14 (BREEAM) and the GMP in relation to 23 (Secured by Design Accreditation). We are aware of delays and backlogs with both parties, and the BRE in particular, meaning that post construction certificates and accreditations are likely to take months to be processed and secured.

In terms of condition 26, we seek a change to the point at which the off-site highway works have to be completed. As you are aware, due to lengthy delays and lack of progress with gaining technical approval for the Section 278 works, it is not now going to be possible to complete the off-site highway works prior to the scheduled opening of the hotel. In order to avoid a delay to opening and the resultant impact on new jobs, approval is sought to delay the date at which the off-site highway works have to be completed from prior to first occupation to within 6 months of opening.

Proposed Revised Wording

The following revised wording is proposed for each of the conditions:

Condition 13 – Environmental Standards Statement

"The development hereby approved shall be carried out in accordance with the Environmental Standards Statement prepared by Hydrock stamped as received by the City Council, as Local Planning Authority, on the 22 July 2020. A post construction review certificate/statement shall be submitted for approval, within ***three months*** *of the first occupation of the building".*

Condition 14 - BREEAM

"The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'very good' rating. A Post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority ***within 6 months of the first opening of the hotel or such other timescale as is agree in writing with the LPA".***

Condition 23 – Secured by Design

"The development shall be carried out in accordance with the Crime Impact Statement (Version B) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 22 July 2020. The development shall only be carried out in accordance with these approved details. ***Within 3 months of the first opening of the hotel or such other timescale as is agree in writing with the LPA, the applicant shall submit to the Council a copy of the Secured by Design accreditation certificate".***

Condition 26 – Off-site Highway Works

"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 ***within six months of the first use of the development or such other timescale as is agreed in writing with the local planning authority*** *and thereafter retained and maintained in situ"..*

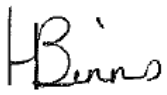
Conclusion

The proposed changes to conditions 13, 14, 23 and 26 are minor and non-material in nature and do not fundamentally change their requirements. However, they do provide a more realistic and deliverable timescale for the submission of information and the carrying out works.

We trust that the proposed amendments are acceptable and that consent can be granted for the requested changes as soon as is practically possible.

If there are any queries regarding the submission or you require any additional information, please do not hesitate to contact me.

Yours faithfully,



Helen Binns BA(Hons) MTPL MRTPI
Associate Director
helen.binns@walsingplan.co.uk

Cc Will Stewart, Premier Inn Hotels Ltd