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Brandon House, King Street, Knutsford,
Cheshire, WA16 6DX
Tel: 01565 757500
Email: knutsord@walsingplan.co.uk
Web: www.walsinghamplanning.co.uk

Our Ref: BJ/KN0049/20

29 April 2026

Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

via the Planning Portal

Dear Sir/Madam,

Application to Discharge Condition 27 of Planning Permission 127537/FO/2020
25 Rochdale Road, Manchester, M4 4HT
Planning Portal Reference: PP- 14898220

We are instructed by Premier Inn Hotels Ltd to submit this application to discharge Condition 27 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 27 – TV Signal

Condition 27 states:

"Notwithstanding the TV reception survey prepared by, stamped as received by the City Council, as Local Planning Authority, on the 22 July 2020, within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier."

The stated reason for the condition is "*To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.*"

Pursuant to the discharge of Condition 27 please find enclosed the following documents:

- Signal Records by SCCI Aphatrack
- Photographs

We trust that the information submitted is sufficient to fully discharge Condition 27 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,



Billy Jones BSc (Hons)
Assistant Planner
billy.jones@walsingplan.com

CC Will Stewart, Premier Inn Hotels Ltd