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Our Ref: HB/KN0049/20

21 May 2026

Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

via planning portal

Dear Sir/Madam,

Application to Discharge Condition 4b and 23 of Planning Permission 127537/FO/2020
25 Rochdale Road, Manchester, M4 4HT
Planning Portal Reference: PP- 14953157

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 4 (b) – Local Labour Construction Phase Reporting

Condition 4 states:

"(a) Within 6 months of the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes: i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Benefit Proposal iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority".

The stated reason for the condition is "*The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012*)".

Pursuant to the discharge of condition 4(b) please find attached the following:

- Local Labour Construction Report

Condition 23 – Design for Security

Condition 23 states:

"*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.

The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation".

The stated reason for the condition is "*To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework".*

Pursuant to the discharge of condition 23 please find attached the following:

- Design for Security Certificate

We trust that the information submitted is sufficient to fully discharge condition 4 and 23 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,

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

Cc: Will Steward, Premier Inn Hotels Ltd

