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Our Ref: HB/KN0049/20

03 June 2026

Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

via the Planning Portal

Dear Sir/Madam,

Application to Discharge Conditions 15b and 16b of Planning Permission 127537/FO/2020
25 Rochdale Road, Manchester, M4 4HT
Planning Portal Reference: PP-14980838

We are instructed by Premier Inn Hotels Ltd to submit this application to discharge Conditions 15 (b) and 16 (b) 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 15 (b) - Plant Noise Verification

Part (a) of condition 15 was discharged by the Council in March 2026. This application seeks to discharge part (b) of condition 15.

Condition 15 states:

"(a) Prior to the first use of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (Laeq) below the typical background (La90) level at the nearest noise sensitive location.

(b) The approved scheme shall be implemented and prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ."

The stated reason for the condition is *"to minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995)."*

Pursuant to the discharge of condition 15 (b please find enclosed the following document:

- Condition 15 (b) Discharge - Noise Impact Assessment Report — Ref. 31197/CDR2 01 June 2026

<u>Condition 16 (b) - Hotel Bedroom Insulation Testing</u>

Part (a) of condition 16 was discharged by the Council in June 2023. This application seeks to discharge part (b) of condition 16.

Condition 16 states:

"Notwithstanding the Noise Impact Assessment prepared by Hann Tucker Associates stamped as received by the City Council, as Local Planning Authority, on the 22 July 2020, a scheme for acoustically insulation the proposed hotel accommodation against noise from Rochdale Road (and any other sources of noise near to the site) shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) The approved scheme shall be implemented and prior to the first use of the hotel, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ."

The stated reason for the condition is *"to minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995)."*

Pursuant to the discharge of condition 16 (b) please find enclosed the following document:

- Condition 16 (b) Discharge Report Ref. 31197/CDR2 21 May 2026

We trust that the information submitted is sufficient to fully discharge conditions 15 (b) and 16 (b) 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,

[redacted]

Helen Binns BA(Hons) MTPL MRTPI
Associate Director
[redacted]

Cc Shaan Singh, GMI
Simon Hollard / Rick Mayers, Allison Pike
Will Steward, Premier Inn