MANCHESTER CITY COUNCIL

Non-Material Amendment under Section 96A of the Town & Country Planning Act 1990 (as amended)

Part 1 – Particulars of the application

Proposal:

Non-Material Amendment to planning permission 127537/FO/2020 to alter triggers in planning conditions 13, 14, 23 and 26

Location:

Car Park Adjacent 25 To 27 Rochdale Road Manchester M4 4HT

Application reference:

OTH-2026-000139

Applicant:

Mr Helen Binns

Date of application:

29 April 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the application referred to in Part 1 has been **approved** on the following basis:

The proposed amendments relate 127537/FO/2020 to alter triggers in planning conditions 13, 14, 23 and 26.

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

It should be noted that this decision does not supersede the decision notice attached to planning permission . These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions now apply.

Condition(s) amended by this decision

13) 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.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles

contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

14) 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.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

23) 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 a copy of the Secured by Design accreditation certificate shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Reason - 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.

26) 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 and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

Date: 21 July 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA