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Our Ref: HB/KN0049/20

28 July 2026

Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

via the Planning Portal

Dear Sir/Madam,

Application to Discharge Condition 26 of Planning Permission 127537/FO/2020
25 Rochdale Road, Manchester, M4 4HT
Planning Portal Reference: PP-15114445

We are instructed by Premier Inn Hotels Ltd to submit this application to discharge Condition 26 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 26 - Highway Works

Condition 26 states:

"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 6 months of the first use of the development and thereafter be retained and maintained in situ".

The stated reason for the condition is *"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)".*

Pursuant to the discharge of condition 26 please find enclosed the following plans:

- S278 Work General Arrangement — L017-CIV-12-EX.00-D-C-200000 Rev P09
- S278 Work Drainage / Levels Plan — L017-CIV-15-EX.00-D-C-200005 Rev P04
- S278 Work Drainage Details — L017-CIV-15-EX.00-D-C-200011 Rev P04
- S278 Work Site Clearance — L017-CIV-91-EX.00-D-C-200004 Rev P03
- S278 Work Adoption Plan — L017-CIV-XX-EX.00-D-C-200001 Rev P03
- S278 Work Hardworks Plan — L017-CIV-XX-EX.00-D-C-200002 Rev P07
- S278 Work Kerbing & Edging Plan — L017-CIV-94-EX.00-D-C-200003 Rev P07
- S278 Work Lining and Signing Plan — L017-CIV-90-EX.00-D-C-200008 Rev P04
- S278 Work Typical Pavement Construction Details - Sheet 1 — L017-CIV-94-EX.00-D-C-200010 Rev P07
- S278 Work Typical Pavement Construction Details - Sheet 2 — L017-CIV-94-EX.00-D-C-200011 Rev P01
- S278 Highway Legal Plan — L017-CIV-XX-EX.00-D-C-200101 Rev P01

We trust that the information submitted is sufficient to fully discharge condition 26 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
[redacted]

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