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Our Ref: MM/KN0063/24

10 September 2026

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

via the Planning Portal

Dear Sir/Madam,

Discharge of Conditions Application
Premier Inn Hotel and Beefeater Restaurant, Christie Way, West Didsbury, Manchester, M21 7QS
Planning Portal Reference: PP-15210220

We are instructed by Whitbread PLC to submit a discharge of conditions application relating to full planning permission ref. 140916/FO/2024.

The Council granted full planning permission ref. 140916/FO/2024 in November 2024, which provided the following details for development at the Premier Inn Hotel and Beefeater Restaurant, Christie Way, West Didsbury:

> *"Erection of a two storey annexe building, following demolition of existing restaurant building, to form an additional 30 hotel bedrooms and breakfast room, together with alterations to the car park and proposed landscaping works."*

The permission was granted subject to a number of planning conditions. This application relates solely to the discharge of conditions 6, 7 and 12.

It is important to note that condition 12 was previously approved under condition discharge application ref. CDN/25/0859 in October 2025. However, since that approval was granted, minor amendments have been made to the approved documentation. These amendments relate to the incorporation of lighting within the courtyard area between the existing hotel building and the proposed hotel extension.

As these change deviates from the details originally approved, they trigger the requirement to re-discharge condition 12.

It is requested that this letter be read in support of the application.

Conditions 6 and 7

The wording of the relevant conditions state the following:

Condition 6

> *"a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.*
>
> *Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.*
>
> *b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented."*

Condition 7

> *"a) Externally mounted ancillary 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 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.*
>
> *b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria."*

The following is submitted to discharge conditions 6 and 7:

- Mechanical Services Ground Floor Ventilation Layout (Dwg. No. RC3748-CFR-XX-00-DR-M-4000 - Rev. C02);
- Mechanical Services Ventilation Schematics (Dwg. No. RC3748-CFR-ZZ-ZZ-DR-M-0004- Rev. C01);
- Technical Specification - UV-O Range Brochure (prepared by Purified Air);
- Datasheet (prepared by Sytemair);

- Odour Assessment (prepared by Thornley & Lumb).

The submitted documents should be considered acceptable for the purpose of discharging conditions 6 and 7.

Condition 12

The wording of condition 12 states the following:

> *"Prior to the commencement of above ground works, details of any lighting scheme and how this has been designed and would be operated to ensure that any impact on foraging bats would be negligible shall be submitted to an approved in writing by the City Council as Local Planning Authority. The strategy shall:*
>
> > *a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and*
> >
> > *b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.*
>
> *All external lighting shall be installed and operated in accordance with agreed specifications and locations set out in the strategy."*

The following is submitted to discharge condition 12:

- Sensitive Lighting Strategy (prepared by Arbtech);
- External Lighting Layout (Dwg no. C8807-TLP-00-XX-DR-E-901 - Rev. T2);
- External Lighting Details (prepared by Relux).

The submitted documents should be considered acceptable for the purpose of discharging condition 12.

Conclusion

We trust that the submitted information is sufficient to enable the discharge of conditions 6 and 7, and the re-discharge of condition 12 of full planning permission ref. 140916/FO/2024 at the Premier Inn Hotel and Beefeater Restaurant, Christie Way, West Didsbury.

If you have any queries regarding the submission or require any additional information, please do not hesitate to contact us.

Yours faithfully,

[redacted]

Muzammal Mahmood MCD MRTPI
Planner
[redacted]