Always planning ahead
EST 1984 WALSINGHAM PLANNING
SPECIALIST PLANNING & HERITAGE CONSULTANTS

Brandon House, King Street, Knutsford,
Cheshire, WA16 6DX
Tel: 01565 757500
Email: knutsford@walsingplan.co.uk
Web: www.walsinghamplanning.co.uk

Our Ref: MM/KN0063/24

27 October 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-15328561

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.

It is important to note that part A of condition 9 was approved under condition discharge application ref. CDN/25/0660 in September 2025. This application relates solely to discharging part B of condition 9.

The wording of condition 9 states the following:

> *"a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by*

the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development within each phase commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy."

The following is submitted to discharge condition 9:

- Remedial Verification Report (prepared by NX Consulting).

The submitted document should be considered acceptable for the purpose of discharging condition 9.

Conclusion

We trust that the submitted information is sufficient to enable the full discharge of condition 9 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,



Muzammal Mahmood MCD MRTPI
Planner
muzammal.mahmood@walsingplan.co.uk