



Planning

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Mr Joe Horne
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Date: 27 June 2025

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 143282/NMC/2025

Description: Non Material Amendment to application 140206/FO/2024 to omit 7 no. rear elevation windows at ground floor to be replaced by recessed brick panels to back of house accommodation

Location: Land Off Enterprise Way And Bailey Lane, Manchester Airport, Manchester

I refer to your application for a non-material amendment to planning permission reference 140206/FO/2024.

The proposed amendments relate to the: omission of 7 no. rear elevation windows at ground floor to be replaced by recessed brick panels to back of house accommodation; and amendments to cladding panels due to fire regulations.

Following an assessment of the details submitted, the Council can confirm that the proposed amendment is considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no significant material impact upon the appearance on the development within the streetscene or character of the wider area. It is also considered that the proposals would not have any impact on the amenity of any existing residential properties.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 140206/FO/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 140206/FO/2024 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Site Location Plan 2000 Rev P1
First Floor Plan 2004 Rev P1
Proposed Second to Fifth Floor Plan 2005 Rev P1
Sixth Floor Plan 2006 Rev P1
Seventh Floor Plan 2007 Rev P1
Fence and Gate details 2013 Rev P1
Softworks Specification PWP 872 002 Rev P01
Geoenvironmental Desk Study Report, JPG, February 2024
Factual Report on the Geoenvironmental Ground Investigation, JPG, May 2024
Interpretative Report on the Geoenvironmental and Geotechnical Ground Investigation, JPG, May 2024
Design & Access Statement May 2024
Air Quality Assessment DC4542-AR1
Arboricultural Report 21843/AJB
Arboricultural Implications Assessment 21843-A/AJB
Biodiversity Net Gain June 2024
Biodiversity Metric June 2024
Crime Impact Statement 2024/0103/CIS/01
Detailed Unexploded Ordnance Risk Assessment 8750
Employment & Skills Plan June 2024
Employment & Skills Plan June 2024
Flood Risk Assessment 6338-JPG-XX-XX-RP-D-0620-S2-P01 5th April 2024
Glint and Glare Assessment Project No: 314872 Rev 1 15th May 2024
Landscape Statement PWP 872 500 Rev P01 03/06/2024
Preliminary Ecological Appraisal May 2024
Sustainability Statement May 2024
Transport Assessment June 2024 reference 4131 Issue V2.0
Travel Plan June 2024 reference 4131 Issue V2.0
TV Reception Report Issue 1 June 2024
Ventilation Statement May 2024
All as received by the City Council as local planning authority on the 5th June 2024

Local Labour proposals and reporting template as received by the City Council as local planning authority on the 12th June 2024
Certification of Calibration QED as received by the City Council as local planning authority on the 26th July 2024
Drainage Impact Assessment reference 6338-JPG-XX-XX-RP-D-0622-S2-P04
Waste Management Strategy and accompanying waste collections plan as received by the City Council as local planning authority on the 15th July 2024
Delivery and Servicing Management Plan as received by the City Council as local planning authority on the 30th July 2024
Noise Impact Assessment prepared by Dragonfly Consulting reference DC4482-NR1v3 received by the City Council as local planning authority on the 1st August 2024

External Lighting Report by Orbis Revision No: P05 dated 9th August 2024
Construction Management and Methodology Plan prepared by GMI Rev 08/08/2024
Bird Hazard Management Plan reference 9070 version 4 prepared by Envirotech
All as received on the 9th August 2024.
Road Safety Audit Stage 1/2 Report and accompanying plans as received by the City Council
as local planning authority on the 5th September 2024
Arboricultural Method Statement reference 21843-B/AJB and Landscape Outline Master-plan
PWP 872 001 Rev P05 both as received via email on the 6th September 2024
Proposed Site Plan 2001 Rev P5

Ground Floor Plan 2003 Rev P2
Proposed Roof Plan 2008 Rev P2
Proposed South East & South West Elevations 2009 Rev P2
Proposed substation plans and elevations 2011 Rev P2
Boundary treatment plan 2012 Rev P2
External Materials Schedule Rev A
Landscape Outline Masterplan PWP 872 001 Rev P06
All as received on the 19th December 2024

Proposed North-West & North-East Elevations 2010 Rev P02 received on the 23rd June 2025

Reason - To ensure that the development is carried out in accordance with the approved plans.

Pursuant to policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Robert Griffin using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing