

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143282/NMC/2025

Date registered valid: 23 June 2025

Proposal: 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

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

Ward(s): Woodhouse Park Ward

Applicant: Evans Dakota Hotels Limited

Agent (if any): Mr Joe Horne, Kilmartin Plowman & Partners Ltd

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27.06.2025

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: Non required for Non material amendment

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: N/A

Tree Preservation Order: N/A

Description of area

The application site extends to approximately 1.23 hectares and is located to the north-east of Manchester Airport and to the south of the residential areas of Wythenshawe and Woodhouse Park.

The site is bound by Bailey Lane to the north; an area of mature woodland to the east; and Enterprise Way to the south and west. Bailey Lane is located immediately beyond the north-western boundary beyond which are office units together with the Grade II listed Etrop Grange which is currently used for housing homeless people.

Beyond the existing woodland to the site's northern eastern boundary are residential properties along Hilary Road and Selstead Road forming part of the Woodhouse Park area in south of Wythenshawe, Manchester. A roundabout is located beyond the site to the south-east and Enterprise Way is beyond the site to the south-west. Manchester Airport is approximately 600m south of the site. The nearest bus stop is located 10m from the site on Bailey Lane, the nearest Metrolink and Train stations at Manchester Airport which is 620m south of the site.

Planning permission reference 140206/FO/2024 was for the development of the site to erect a 7 storey 154 bedroom hotel, with associated car parking, vehicular drop off area and canopy, service yard, landscaping and highways works to the existing access onto Bailey Lane. The proposed Hotel would also comprise:

- o Restaurant and bar on the ground floor with external terrace
- o Reception lobby with luggage storage
- o 130 car parking spaces, including 8 accessible spaces (with 2 EV provision to these) and 8 EV parking spaces

This permission is currently being delivered on site.

The ground floor consists of hotel back of house, entrance lobby and reception area, bar, dining area (including private dining rooms), kitchen, and laundry area.

The external appearance of the building includes a consistent grid structure to the façade using a simple palette of materials, these include traditional facing black brickwork and recessed crittall style windows.

The development will utilise the existing entrance off the Enterprise Way roundabout as the main entrance to the hotel. New pedestrian access is proposed from the existing public footway.

The existing access off Bailey Lane will be adapted to form a segregated service yard entrance. The majority of landscaping belt to the north east of the site would be retained to provide screening to residential properties east of the development, although the proposals would require the removal of an element of this tree belt. The southern area of the site would include a semi-screened landscape buffer along the southern perimeter. Feature landscaping elements would also be added to the vehicular and pedestrian entrances.

The current application seeks non-material amendments to the original approval, and these comprise: 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

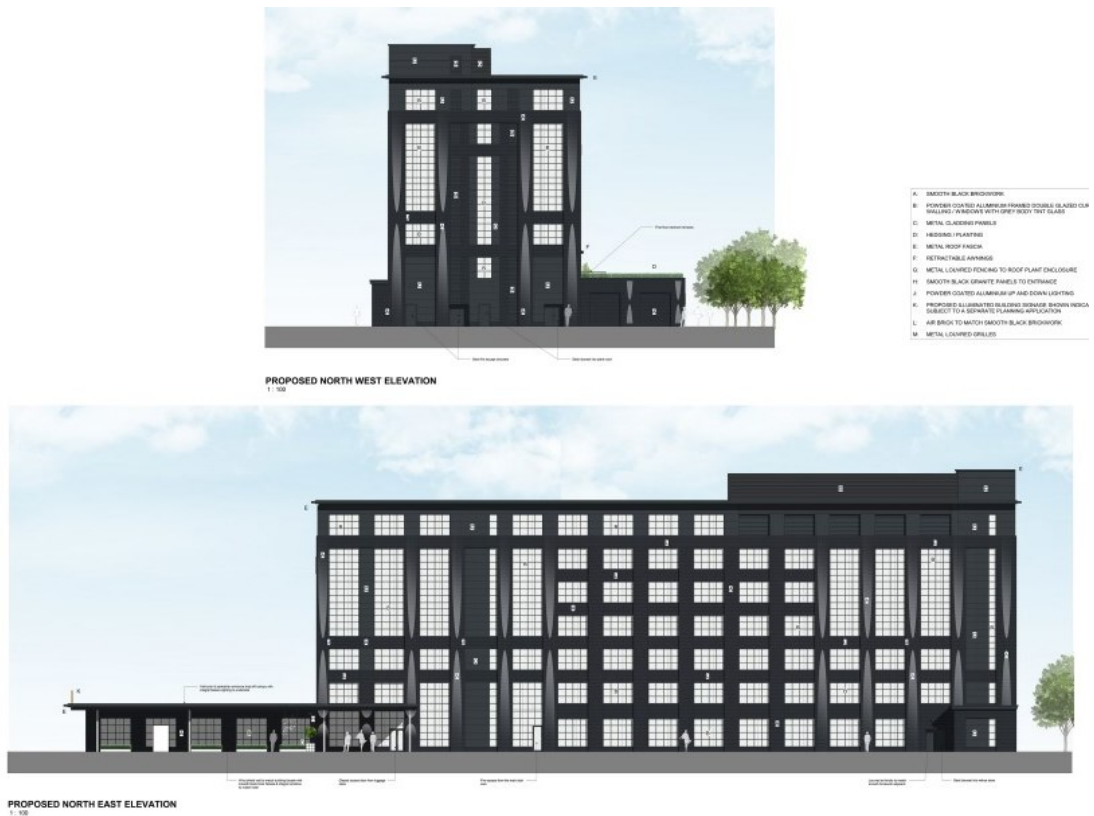
A previous non-material amendment was granted approval under reference 141780/NMC/2024 and comprised:

- Relocation of the condenser compound has moved location from adjacent to the substation to adjacent the cycle shelters and closer to the building, due to incoming services routes in this area. The cycle shelters have adjusted position to accommodate this but do not reduce the level of storage provision, they still accommodate the approved number - they have just changed to a more efficient layout of Sheffield hoops.
- The external terrace has altered layout to suit the ground floor, with an additional access door from the bar area. There is a glazed canopy over the terrace, with trellising to the perimeter and brick planter to match the building.
- The substation has changed to an anthracite grey GRP construction with graphite black doors.

Materiality

Section 96A of the 1990 Act (as inserted on 1st October 2009 by sec.190 of the Planning Act 2008) allows a local planning authority in England to make a change to any planning permission relating to land in its area if it is satisfied that the change is not material this includes alterations to conditions of an approval. In deciding whether a change is material, the authority must have regard to the effect of the change, together with any previous non-material changes, on the planning permission as originally granted.

The current application seeks a non-material amendment to the permission to allow for 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.



Original north-east and north-west approved elevations



Proposed non-material amendment north-east and north-west elevations

The north-east elevations of the building faces towards external hard surfacing associated with the car parking and servicing areas associated with the building and as such views from public areas are limited.

The north-west elevation faces towards Bailey Lane albeit set back from the road frontage separated by landscaping and condenser and cycle shelters. The inclusion of automatic opening vents within the cladding is considered to be non-material in nature and would be seen in the context of the overall cladding extent on these elevations.

Following an assessment of the amendments proposed it is considered that these are non-material in nature and as such the changes are not considered to materially alter the originally approved scheme either on their own or cumulatively alongside the previously approved non-material amendment.

As a result of this change an update to condition numbers 2 (specified plans), is required.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

1) 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.

2) 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.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA