

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141780/NMC/2024

Date registered valid: 19 December 2024

Proposal: Non-Material Amendment to planning permission 140206/FO/2024 to allow: the relocation of the condenser compound; layout amendments to the external terrace area; and, the completion of the substation to an anthracite grey GRP construction.

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

Ward(s): Woodhouse Park Ward

Applicant: Evans Dakota Hotels Limited, Airport City Limited Partner...

Agent (if any): Mr Tyler Rylance, Asteer Planning LLP

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

Recommendation: Approve

Date of recommendation: 15.01.2025

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: Non-required

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: Not applicable

Tree Preservation Order: Not applicable

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 currently vacant, although it has been used in the past as a development compound and comprises a significant area of hardstanding with self seed shrubs. 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 erection of 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

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:

- 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.

Issues

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:

- Relocation of the condenser compound and cycle shelters;

- No other non-material amendment applications have been approved as part of this scheme.

[illegible]

External Terrace - The proposed amendment to the external terrace on the southern elevation of the building would result in additional glazed canopy at ground floor level, given the overall elevational treatment and scale of the building it is not considered that this amendment would give rise to significant visual impacts and would be read as part of the overall hotel development. The scale of this amendment is non-material in nature and is located away from residential properties located to the north of the site beyond the proposed building.



- A. SMOOTH BLACK BRICKWORK
- B. POWDER COATED ALUMINIUM FRAMED DOUBLE GLAZED CURTAIN WALLING - WINDOWS WITH GREY BODY TINT GLASS
- C. METAL CLADDING PANELS
- D. HEDGING / PLANTING
- E. METAL ROOF FASCIA
- F. RETRACTABLE Awnings
- G. METAL LOANED PAVING TO ROOF PLANT ENCLOSURE
- H. SMOOTH BLACK GRAPHTS PANELS TO ENTRANCE
- I. POWDER COATED ALUMINIUM UP AND DOWN LIGHTING
- J. PROPOSED ILLUMINATED BUILDING SIGNAGE (SHOWN INDICATIVE SUBJECT TO A SEPARATE PLANNING APPLICATION)
- K. AIR BRICK TO MATCH SMOOTH BLACK BRICKWORK
- L. METAL LOANED GRILLES



Change of material to Substation- The change to a grey GRP solution from the brick solution is considered to be non-material in nature. Such structures can be generally installed under permitted development rights afford to Electricity Utility operators and the relocation of the condenser compound would reduce the built form on the street frontage. The change in finish is non-material in nature, the use of landscaping, hedge and tree planting would further reduce the visual appearance of this element of the proposals.



FRONT ELEVATION
1 : 100



REAR ELEVATION
1 : 100

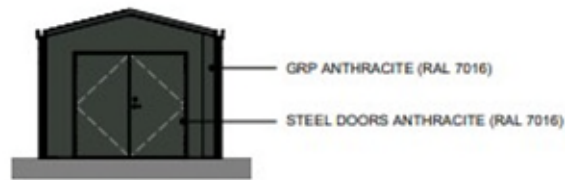


SIDE ELEVATION 1
1 : 100



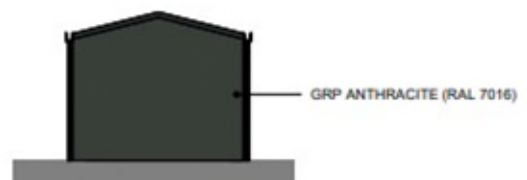
SIDE ELEVATION 2
1 : 100

Previously approved substation



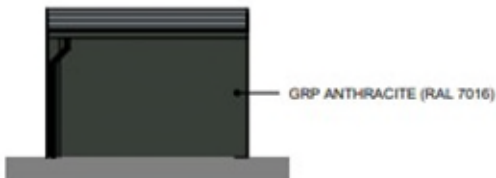
FRONT ELEVATION

1 : 100



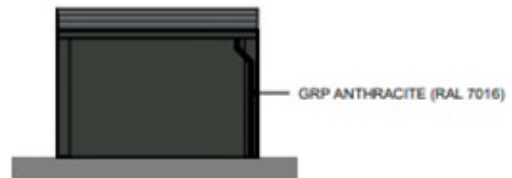
REAR ELEVATION

1 : 100



SIDE ELEVATION 1

1 : 100



SIDE ELEVATION 2

1 : 100

Proposed substation finish

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.

As a result of this change an update to condition numbers 2 (specified plans), 9 (agreed landscaping scheme) and 10 (agreed boundary treatments) are required due to consequential changes to positions of some boundary treatments and landscaping, these consequential changes are also considered to be non-material and the overall form and design intent of the originally approved scheme are retained as a result of these amendments.

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:
 - Relocation of the condenser compound and cycle shelters;
 - Amendment to the external terrace are including an additional access door and installation of a glazed canopy over the terrace, with trellising to the perimeter and brick planter to match the building;
 - Change in material finish to the substation to anthracite grey GRP construction.
- 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

Proposed North-West & North-East Elevations 2010 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

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.

9) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing references: Landscape Outline Master-plan PWP 872 001 Rev P06 as received by the City Council as local planning authority on the 19th December 2024, and Softworks Specification PWP 872 002 Rev P01 as received by the City Council as local planning authority on the 5th June 2024, shall be implemented within 12 months from the completion of development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed,

uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

10) Prior to the first use of the development hereby approved the boundary treatments as set out on drawing references: Boundary treatment plan 2012 Rev P2, and Fence and Gate details 2013 Rev P1, shall be installed and completed and shall thereafter be retained whilst the development is in use.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual and residential amenity of the area within which the site is located in order to comply with policies SP1, EN3 and DM1 of the Manchester 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) -
Area Team Boundary - Name: SOUTH AREA