

FAO Robert Griffin
Principal Planner
Development Management South
Planning Licensing and Building Control
Growth and Development Directorate
Manchester City Council
PO Box 532
Manchester
M60 2LA

Our Ref: 0301
Your Ref: PP-13648464

Date: 19th December 2024

Dear Robert,

**Land off Enterprise Way & Bailey Lane, Wythenshawe: Non-Material Amendment
Application Relating to Full Planning Permission: 140206/FO/2024**

On behalf of our clients, Evans Dakota Hotels Limited, Airport City Limited Partnership & Airport City (Manchester) Limited ("the Applicant"), we enclose an application to make a non-material amendment under Section 96A of the Town and Country Planning Act 1990 to full planning permission 140206/FO/2024 consented at Land off Enterprise Way & Bailey Lane, Wythenshawe ("the site").

This non-material amendment application comprises the following:

- This covering letter;
- Completed application form; and
- Revised Drawings prepared by KPP & PWP (listed in **Table 1**)

This application has been submitted electronically via the Planning Portal (Reference: PP-13648464). The required application fee of £363 (including £70 administration fee) has been paid directly to the Planning Portal.

Background

The full planning permission (LPA reference: 140206/FO/2024) was granted on 6th September 2024 for the following development:

"Erection of 7 storey 154 bedroom hotel, with associated car parking, feature vehicular drop-off area and canopy, service yard, landscaping and highways works to existing access."

28 conditions are attached to full planning permission 140206/FO/2024. Conditions 2, 9 and 10 are the subject of this non-material amendment application outlined below. These conditions

require the development hereby approved to be carried out in total accordance with the stated approved plans/reports.

Proposed Non-Material Amendment

Following the grant of full planning permission 140206/FO/2024 at the site, the Applicants have been reviewing the consented scheme and wish to make some minor changes to the layout. The Applicants have prepared and submitted this non-material amendment application to request consent for the following changes:

1. 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*

**The cycle shelters have not reduced in storage provision, they still accommodate the approved number – they have just changed to a more efficient layout of Sheffield hoops.*

2. 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 materiality and design here has reflected the consented scheme at Piccadilly Dakota, to ensure the same theme is retained.
3. The substation has changed to an anthracite grey GRP construction with graphite black doors. This will blend with the consented cladding and brickwork to the rear elevation, with doors matching the same as the building also.

The relevant approved plans have been updated, as detailed in the table below. However, it is important to note that the changes above are the only changes proposed.

Table 1: Approved Plans, Revised Plans and Annotated Plans		
Approved Plans (LPA reference: 140206/FO/2024)	Revised/Additional Plans for Approval	Plans with revision clouds or overlay (for information only and not for approval)
2001 Proposed Site Plan Rev.P4	2001 Proposed Site Plan Rev.P5	Site Plan Revision Cloud
2003 Ground Floor Plan Rev.P1	2003 Ground Floor Plan Rev.P2	Ground Floor Revision Cloud
2008 Proposed Roof Plan Rev.P1	2008 Proposed Roof Plan Rev.P2	Roof Plan Revision Cloud
2009 Proposed South-East and South-West Elevations Rev.P1	2009 Proposed South-East and South-West Elevations Rev.P2	Elevations Revision Cloud
2011 Proposed Substation Plan and Elevations Rev.P1	2011 Proposed Substation Plan and Elevations Rev.P2	
2012 Boundary Treatment Plan Rev.P1	2012 Boundary Treatment Plan Rev.P2	
External Materials Schedule	External Materials Schedule Rev.A	
Landscape Outline Masterplan PWP 872 001 Rev P05	Landscape Outline Masterplan PWP 872 001 Rev P06	

In addition to altering the approved plans stated under Condition 2, the wording of Condition 9 (Hard and Soft Landscaping) and Condition 10 (Boundary Treatments) will need updating to reflect the revised plans stated above.

Summary

The changes proposed are non-material in nature and would not require the updating of any technical reports, which were submitted as part of full planning permission 140206/FO/2024.

I trust that the above details and accompanying plans are sufficient for you to validate the application and to allow you to progress it towards determination at your earliest convenience. However, should you have any questions regarding this application, please do not hesitate to contact me.

Yours Sincerely,

A handwritten signature in black ink, appearing to be 'TR' with a stylized flourish.

Tyler Rylance
Graduate Planner
07450 329 186

tyler.rylance@asteerplanning.com

For and on behalf of Asteer Planning LLP