

Strictly Private and Confidential

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-13108038

Date: 4th June 2024

Dear Robert,

Land off Enterprise Way and Bailey Lane, Wythenshawe – Full Planning Application

On behalf of the applicant, Evans Dakota Hotels Limited, Airport City Limited Partnership & Airport City (Manchester) Limited, please find enclosed a full planning application 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.”

This full planning application is accompanied by a comprehensive suite of supporting plans and documents, a schedule of which is enclosed at **Appendix 1**

The planning application fee of £44,142.00 (including £70 service charge) has been paid via the Planning Portal (Ref: PP-13108038)

We trust that this submission is acceptable and will enable timely validation of the application. Should you have any queries relating to the above, please do not hesitate to contact me on the details provided below.

Yours Sincerely,

Richard Woodford
Consultant
0790 3380 740
richard.woodford@asteerplanning.com

For and on behalf of Asteer Planning LLP

Enc. Submission Schedule

Appendix 1 – Submission Schedule

Title	Reference	Author
Drawings		
Site Location Plan	2000 Rev P1	KPP Architects
Proposed Site Plan	2001 Rev P1	KPP Architects
Ground Floor Plan	2003 Rev P1	KPP Architects
First Floor Plan	2004 Rev P1	KPP Architects
Proposed Second to Fifth Floor Plan	2005 Rev P1	KPP Architects
Sixth Floor Plan	2006 Rev P1	KPP Architects
Seventh Floor Plan	2007 Rev P1	KPP Architects
Proposed Roof Plan	2008 Rev P1	KPP Architects
Proposed South East & South West Elevations	2009 Rev P1	KPP Architects
Proposed North-West & North-East Elevations	2010 Rev P1	KPP Architects
Landscape Outline Master-plan	PWP 872 001 Rev P03	PWP Design
Softworks Specification	PWP 872 002 Rev P01	PWP Design
Documents		
Application Form	June 2024	Asteer Planning
Covering Letter	June 2024	Asteer Planning
Supporting Planning Statement (including Statement of Community Involvement)	June 2024	Asteer Planning
Design & Access Statement	May 2024	KPP Architects
Air Quality Assessment	DC4542-AR1	Dragonfly Consulting
Arboricultural Report	21843/AJB	JCA
Arboricultural Implications Assessment	21843-A/AJB	JCA
Bird Hazard Management Plan	May 2024	Envirotech
Biodiversity Net Gain	June 2024	Envirotech
Biodiversity Metric	June 2024	Envirotech
Construction Management & Methodology Plan	April 2024	GMI Construction Group

Crime Impact Statement	2024/0103/CIS/01	GMP
Detailed Unexploded Ordnance Risk Assessment	8750	MACC
Drainage Impact Assessment	6338-JPG-XX-XX-RP-D-0622-S2-P03	JPG
Drainage Maintenance and Management Plan	6338-JPG-XX-XX-RP-D-0623-S2-P01	JPG
Employment & Skills Plan	June 2024	Dakota Hotels
Employment & Skills Plan	June 2024	GMI Construction
External Lighting Report	May 2024	Orbis
Factual Report on Geo-environmental Ground Investigation	6338-JPG-XX-XX-RP-G-0603-S2-P01	JPG
Flood Risk Assessment	6338-JPG-XX-XX-RP-D-0620-S2-P02	JPG
Geoenvironmental Desk Study Report	6338-JPG-XX-XX-RP-G-0601-S2-P03	JPG
Glint & Glare Assessment	May 2024	Mabbett
Interpretative Report on Geoenvironmental Ground Investigation	6338-JPG-XX-XX-RP-G-0604-S2-P02	JPG
Landscape Statement	PWP 872 500 Rev P01	PWP Design
Noise Impact Assessment	DC4482-NR1v2	Dragonfly Consulting
People, Culture and Brand	June 2024	Dakota Hotels
Preliminary Ecological Appraisal	May 2024	Envirotech
Sustainability Statement	May 2024	Orbis
Transport Assessment	June 2024	Hydrock Fore
Travel Plan	June 2024	Hydrock Fore
TV Reception Report	June 2024	Gtech Surveys
Ventilation Statement	May 2024	Orbis