MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Evans Dakota Hotels Limited
Lodge House
12 Town Street
Leeds
LS18 4RJ

Agent (if used)

Mr Joe Horne
Kilmartin Plowman & Partners Ltd
KPP Architects
Lodge House
12 Town Street
Leeds
LS18 4RJ

Part 1 – Particulars of the application/development

Proposal: Variation of Conditions 2 (Specified Plans), 9 (Landscaping) and 10 (Boundary Treatments) of Planning Permission 140206/FO/2024 to allow amendments to: the condenser compound; elevational alterations; rooftop lift overruns; the external ground floor terrace area; and, to the approved landscaping scheme.

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

Date of application: 7 January 2026

Application number: 144882/JO/2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

The application has been determined in a positive and proactive manner and where any clarifications have been requested from the applicant responses have been received. The proposed amendments are considered to be acceptable and a decision has been issued within a timely manner.

Condition(s) attached to this decision

1) 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 substation plans and elevations 2011 Rev P2
External Materials Schedule Rev A
All as received on the 19th December 2024

Approved condition discharge application documents for approval references: CDN/24/0860; CDN/24/0992; CDN/25/0850; CDN/25/1157;

Proposed Site Plan 2019-08 2001 Rev P06
Proposed Ground Floor Plan 2019-08 2003 Rev P03
Proposed Roof Plan 2008 Rev P03
Proposed North-West & North-East Elevations 2019-08 2010 Rev P03
Proposed South East & South West Elevations 2019-08 2009 Rev P03

Outline Master-plan PWP 872 001 Rev P05
Planting Plan and Schedules Sheet 01 OF 02 reference L051-PWP-12-EX.00-D-L-004001 Revision C01
Planting Plan and Schedules Sheet 02 OF 02 reference L051-PWP-12-EX.00-D-L-004002 Rev C01
Boundary treatment plan 2019-08 2012 Rev P04

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.

2) The development shall only be carried out in accordance with the approved construction management plan and Bird Hazard Management Plan detailed within condition 1 of this decision notice as received on the 9th August 2024.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Reason - In the interests of residential amenity, highway and pedestrian safety and in the interests of aviation safety pursuant to policies DM1 and DM2 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

3) The development shall be carried out in accordance with the agreed reasonable avoidance measures method statement for amphibians and small mammals details as approved under condition discharge reference CDN/24/0860.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Manchester Core Strategy.

4) No vegetation clearance shall take place during the optimum period for bird nesting (1st March - 31st August inclusive) unless nesting birds have been shown to be absent by a suitable qualified expert and written confirmation of this has been submitted to and agreed in writing by the City Council, Local Planning Authority.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy.

5) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars as set out within condition 1 of this decision, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars set out in condition 1 of this decision before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

6) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998" Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

7) The 30 year Habitat Management and Monitoring Plan of the on-site biodiversity enhancements approved under condition discharge reference CDN/24/0992 shall be implemented and maintained in accordance with the approved details from the first use of the development.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to Policy EN15 of the Manchester Core Strategy, Policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

8) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing references:Outline Master-plan PWP 872 001 Rev P05; 'Planting Plan and Schedules Sheet 01 OF 02 reference L051-PWP-12-EX.00-D-L-004001 Revision C01',and 'Planting Plan and Schedules Sheet 02 OF 02 reference L051-PWP-12-EX.00-D-L-004002 Rev C01' shall be implemented within 12 months from the first occupation of the 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.

9) Prior to the first use of the development hereby approved the boundary treatments as set out on drawing references: 'Boundary treatment plan 2019-08 2012 Rev P04', 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.

10) The development shall be carried out in accordance with the agreed ground investigation and interpretive reports as set out in condition 1 of this decision notice and prior to occupation a Completion/Verification Report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved Remediation Strategy. Any instances of non-conformity with the Remediation Strategy shall be detailed along with any measures required to ensure compliance with the agreed Remediation Strategy.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policy EN18 of the Core Strategy.

11) The development shall be undertaken in accordance with the surface water drainage as set out within the Drainage Impact Assessment reference 6338-JPG-XX-XX-RP-D-0622-S2-P04 received by the City Council as local planning authority on the 14th August 2024.

Reason- To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN8 and EN14.

12) The external elevations and finishes of the development hereby approved shall be undertaken in accordance with the 'External Materials Schedule' as detailed within condition 1 of this decision notice.

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 amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

13) Notwithstanding the approved plans, within 1 months of the date of this decision full details of all offsite highway works required shall be submitted to and approved in writing, the details shall include:
- Resurfacing of the footpath/carriageway on Bailey Lane including the footway to it's junction with Hilary Road
- Bus stop improvements on Bailey Lane - North and Southbound
-Traffic Regulation Orders, including waiting and loading restrictions, and double yellow lines
-Tie in works to the adopted highway
-Service access - including details of junction radii, dropped kerbs, and tactile paving
- Timescales for the implementation of the works
The development shall be completed in accordance with the agreed details.

Reason - In the interests of pedestrian and highway safety pursuant to policy DM1 of the Core Strategy.

14) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dBbelow the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZand 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dBand 41dB (Leq,5min), respectively.

b)Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

15) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location as approved under condition dsicharge reference CDN/25/0850. The approved scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of

non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

16) a)Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b)Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

17) External terrace areas within the application site shall only be used in accordance with a schedule of days and hours of operation that has been submitted to and approved in writing by the City Council as local planning authority prior to the first use of the development, no use of amplified sound or any music in these external areas shall be allowed at any time.

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

18) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment during the construction of the development as set out within the approved Local Labour proposals and reporting template, shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012)

19) a) The approach to local recruitment for the end user as approved under condition discharge reference CDN/25/1157 shall be implemented as part of the occupation of the development.

In this condition a Local Labour Proposal means a document which includes:
i) the measures proposed to recruit local people including apprenticeships
ii) mechanisms for the implementation and delivery of the Local Labour Proposal
iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives

b) Within 6 months of the first occupation of the development, a Local Labour Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City

Council, as Local Planning Authority. Any Local Labour Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is in operation.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012)

20) The maintenance and management of the approved surface water drainage scheme as detailed in condition 11 of this decision notice, shall be carried out in accordance with the agreed details contained in condition discharge reference CDN/25/1157 throughout the lifetime of the operation of the approved sustainable drainage scheme.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

21) Prior to the first use of the development hereby approved details and specifications of the electric vehicle charging points to be installed as indicated on the approved site plan reference Proposed site plan reference 2019-08 -2001 Rev P06 shall be submitted to and approved in writing by the City Council as local planning authority. The agreed details shall then be installed and be made available for use prior to the first use of the development and be retained thereafter.

Reason - In the interest of air quality pursuant to policy EN16 of the Manchester Core Strategy.

22) The approved space and facilities for bicycle parking as shown within the approved plans and documents listed in condition 1 of this decision shall be installed, retained and permanently reserved for bicycle parking prior to the first use of the development hereby approved.

Reason - To ensure that adequate provision is made for bicycle parking so that persons working or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

23) The car parking area indicated on drawing reference 2019-08 -2001 Rev P06 shall be surfaced, demarcated and made available for use prior to the first use of the development hereby approved. The parking area shall be available for use at all times whilst the development is in operation.

Reason - To ensure that there is adequate car parking for the development proposed when the building is in use, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

24) The development whilst in use and occupied shall be operated in accordance with the Travel Plan approved under condition discharge reference CDN/25/0850.

In this condition a Travel Plan means a document which includes:

(1) The measures proposed to be taken to reduce dependency on the private car by those working and visiting the development;
(2) A commitment to surveying the travel patterns of staff and visitors during the first three months of the development and thereafter from time to time;

(3) Mechanisms for the implementation of the measures to reduce dependency on the private car; and
(4) Measures for the delivery of specified travel plan services; and measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (2) above shall be submitted to the City Council as local planning authority for approval. Any Travel Plan or revision to it which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To reduce dependency on the car travel and to promote alternative means of transport, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: https://www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Date: 27 March 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.