

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145463/NMC/2026

Date registered valid: 18 March 2026

Proposal: Non-material change to Planning Permission 141662/FO/2024 to enable reconfiguration of the ground floor plant enclosure.

Address: Plot H5, Land At Chicago Avenue To The North Of The Voyager Office Building And South Of The Tribe Hotel, Manchester Airport, Manchester

Ward(s): Woodhouse Park Ward

Applicant: Mr A Thompson, Manchester Airports Group

Agent (if any):

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

Recommendation: Approve

Date of recommendation: 08.04.2026

Application details

Type of application: Non-Material Change Application

Development type: Notifications

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 site forms part of the wider Manchester Airport campus to the east of Terminal 2 which lies approximately 250 metres from the site. To the immediate north of the site is a recently completed 9 storeys hotel (Tribe) to the south is the Voyager office building (8 storeys) and the airport ground transport interchange (train and tram and coach station) is to the south east immediately adjacent to the 4M office building (8 storeys) which houses the coach station at ground floor. The site is within the Airport operation area, identified as the Manchester Airport Strategic Site in the Core Strategy and within the Greater Manchester Airport City Enterprise Zone. The Tribe hotel has recently been completed and comprises external landscaped areas to its south with the connecting bridge over the M56 to its west joining this part of Airport City with the area identified for employment uses to the north. Prior to this development commencing it is understood that the application site formed airport car parking areas and is currently temporarily being used for coach and taxi drop off area prior to it being brought forward for the development proposed in this application submission.

Description of development

Planning permission reference 141662/FO/2024 was granted in February 2025 for the redevelopment of the application site for a hotel development of 9 storeys in height comprising 276 bedroom spaces with associated ground floor reception areas, food and beverage facilities for hotel guests.

External landscaped areas are proposed to connect and continue the finishes and principles of the recently completed works associated with the adjacent hotel to facilitate pedestrian movements from the airport and the nearby ground transport interchange.

The current proposals seek a non-material amendment to the planning approval to allow a minor reorganisation of the ground floor ancillary areas, including a 90-degree rotation of the switchroom. As a result, the western extent of the approved plant enclosure increases slightly, giving rise to an overall net increase of approximately 1sqm across the ancillary area to accommodate the required switchroom and associated substation infrastructure.

The applicant has confirmed that whilst the amended plant enclosure extends approximately 0.9m closer to the Limit of Deviation (LOD) for the Metrolink Western Leg extension at its nearest point, making the corner of the plant enclosure 9.5m away from the LOD, the building's sub-surface foundations remain in their originally approved positions (around the perimeter of the nine-storey building). The sub-structure foundations will be no closer to the LOD than previously consented and remain consistent with the approved Construction Management Plan.

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. 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.

This application proposal relates to an amendment to the ground floor ancillary areas to the hotel which includes a re-orientation of the switchroom. This would lead to a slight increase of approximately 1sqm of the ancillary area. Given the scale of the development and that of the proposed amendment to an element of the ground floor, this is considered to be non-material in nature. It is noted that the plant and equipment of the building is restricted to perform in accordance with the agreed acoustic assessment (condition 16) and this would be subject of a verification stage.

The proposed amendments are considered to be non-material in nature and would not give rise to cumulative impacts. An amendment to condition 2 is required to reflect the amended layout and other amendments are required to the landscaping condition (number 17) to reflect the consequential amendments to the location of some of the hard and soft landscaping.



Non material amendment ground floor plan as proposed



As approved ground floor plan

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

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

- 1) The proposed amendments relate to a reorganisation of the ground floor ancillary areas, including a the switchroom and a resultant increase in the plant enclosure.
- 2) Following an assessment of the details submitted, the Council can confirm that the proposed amendments are 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 of the development within the streetscene or character of the wider area.

Amended Condition 2 and 11

- 2) The development hereby approved shall be carried out in accordance with the following drawings:

H5PI-5PA-00-00-DR-A-021200 Rev P09 - Proposed Site Plan - Ground Floor

H5PI-5PA-PI-01-DR-A-022201 Rev P06 Level 01 - Proposed General Arrangement Plan

H5PI-5PA-PI-02-DR-A-022202 Rev P04 Level 02 - Proposed General Arrangement Plan

H5PI-5PA-PI-03-DR-A-022203 Rev P04 Level 03 - Proposed General Arrangement Plan

H5PI-5PA-PI-04-DR-A-022204 Rev P04 Level 04 - Proposed General Arrangement Plan

H5PI-5PA-PI-05-DR-A-022205 Rev P04 Level 05 - Proposed General Arrangement Plan

H5PI-5PA-PI-06-DR-A-022206 Rev P04 Level 06 - Proposed General Arrangement Plan

H5PI-5PA-PI-07-DR-A-022207 Rev P04 Level 07 - Proposed General Arrangement Plan

H5PI-5PA-PI-08-DR-A-022208 Rev P04 Level 08 - Proposed General Arrangement Plan

H5PI-5PA-PI-RF-DR-A-022209 Rev P05 Level 09 - Proposed General Arrangement Plan

H5PI-5PA-PI-ZZ-DR-A-052201 Rev P06 North Elevation - Proposed General Arrangement Elevations

H5PI-5PA-PI-ZZ-DR-A-042200 Rev P06 Section AA - General Arrangement Short Section
H5PI-PLA-EX-XX-DR-L-04000 Rev P05 External Works Furniture Plan
H5PI-5PA-PI-ZZ-DR-A-054200 Rev P03 Proposed typical bay - Typical window and parapet detail
H5PI-5PA-PI-ZZ-DR-A-054201 Rev P03 Proposed typical bay - Base detail
H5PI-5PA-PI-ZZ-DR-A-054202 Rev P04 Proposed typical bay - Core/Gable End & Back of house areas
H5PI-PLA-EX-XX-DR-L-02001 Rev P02 Planting Palette
H5PI-PLA-EX-XX-DR-L-03000 Rev P05 Site Levels General Arrangement
HP5I-CPW-EX-XX-DR-E-63004 Rev P01 External Lighting Philosophy
H5PI-PLA-EX-XX-DR-L-03001 Rev P03 Illustrative Sections

H5PI-5PA-03-00-DR-A-2200 Rev P03 General Arrangement Plan Level 00
H5PI-5PA-03-01-DR-A-2201 Rev P02 General Arrangement Plan Level 01
H5PI-5PA-05-ZZ-DR-A-052202 Rev P07 South Elevation - Proposed General Arrangement Elevations
H5PI-5PA-05-ZZ-DR-A-052203 Rev P07 East & West Elevations - Proposed General Arrangement Elevations
H5PI-PLA-90-XX-DR-L-1005 Rev S2-P09 Landscape General Arrangement
H5PI-PLA-90-XX-DR-L-1100 Rev S2-P08 Hardworks General Arrangement
H5PI-PLA-90-XX-DR-L-1200 Rev S2-P08 Softworks General Arrangement

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.

11) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing references: H5PI-PLA-90-XX-DR-L-1005 Rev S2-P09, H5PI-PLA-90-XX-DR-L-1100 Rev S2-P08, H5PI-PLA-90-XX-DR-L-1200 Rev S2-P08, H5PI-PLA-EX-XX-DR-L-04000 Rev P05, H5PI-PLA-EX-XX-DR-L-02001 Rev P02, and H5PI-PLA-EX-XX-DR-L-03000 Rev P05 shall be implemented not later than 3 months from the date of first use of the hereby approved 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.

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

Green Belt Land - Greater Manchester Green Belt Local Plan 1984

Airport Noise Index Zone - Noise and Nuisance Index - 40-49

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA