27 March 2026

Planning, Licensing and Building Control
Growth and Development Directorate
Manchester City Council
PO Box 532
Town Hall
Manchester M60 2LA

FAO: D Jones

Application Reference: 145463/NMC/2026

Dear Des,

Plot H5, land at Chicago Avenue to the north of the Voyager office building and south of the Tribe hotel, Manchester Airport M90 3RA
Application for a Non-Material Amendment to Planning Permission 141662/FO/2024

Please find attached an application for a Non-Material Amendment to planning permission reference 141662/FO/2024 approved on 26th February 2025 for *"Erection of a 9-storey hotel with associated loading bay and landscaping"* at Manchester Airport.

The proposed amendment relates to 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 amendment does not materially alter the nature, scale or appearance of the approved development nor does it result in any material impacts on neighbouring amenity, visual appearance, access arrangements or landscaping.

The increase is confined to the western edge of the plant enclosure, with the remainder of the building, including all elements above ground floor level, remaining entirely as previously approved. Please find enclosed the revised plans that reflect the alternations above for your consideration. These supersede the approved 'proposed' plans listed under Condition 2:

Approved plans listed under Condition 2 to be replaced
H5PI-5PA-PI-00-DR-A-022200 Rev P08 Ground Level Proposed General Arrangement Plan
H5PI-5PA-PI-01-DR-A-022201 Rev P06 Level 01 Proposed General Arrangement Plan
H5PI-5PA-PI-ZZ-DR-A-052202 Rev P06 South Elevation Proposed General Arrangement Elevations
H5PI-5PA-PI-ZZ-DR-A-052203 Rev P06 East & West Elevations – Proposed General Arrangement Elevations
H5PI-PLA-EX-XX-DR-L-00004 Rev P05 Landscape General Arrangement Plan
H5PI-PLA-EX-XX-DR-L-01000 Rev P04 Hardworks General Arrangement Plan
H5PI-PLA-EX-XX-DR-L-02000 Rev P04 Softworks General Arrangement Plan

Substituted Plans for Approval
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-PI-ZZ-DR-A-052202 Rev P07 South Elevation Proposed General Arrangement Elevations H5PI-5PA-PI-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

Separately, we have provided an updated Metrolink Limit of Deviation Plan (H5PI-5PA-00-00-DR-A-021200 Rev P02) for information only. Whilst the amended plant enclosure extends approximately 0.9m closer to the Limit of Deviation (LOD) 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 (extract from page 14 reproduced below).

Fig.1

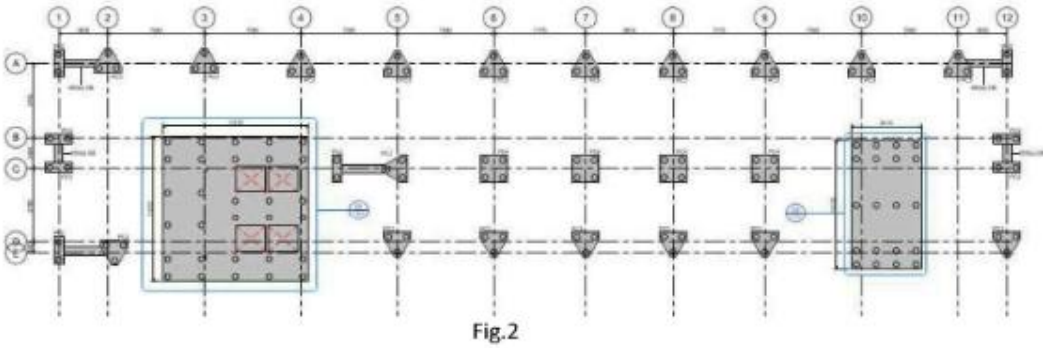

Fig.2

We consider the required changes to the originally permitted plans listed above are non-material and that the planning permission should be amended using the S96a Non-Material Amendment application process. The amendments, as outlined above, do not materially alter the overall scale, nature, or impacts of the approved development.

I trust the details submitted are sufficient to enable the application to be validated, but should you require any further details or have any queries please do not hesitate to contact me.

Yours faithfully,

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