MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

381938

Northing (y)

386019

Description

Land off Enterprise Way and Bailey Lane, Manchester Airport, Manchester

Applicant Details

Name/Company

Title

First name

Surname

Evans Dakota Hotels Limited

Company Name

Evans Dakota Hotels Limited

Address

Address line 1

c/o Agents KPP Architects

Address line 2

Lodge House

Address line 3

12 Town Street, Horsforth

Town/City

Leeds

County

West Yorkshire

Country

United Kingdom

Postcode

LS18 4RJ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Joe

Surname

Horne

Company Name

Kilmartin Plowman & Partners Ltd

Address

Address line 1

KPP Architects

Address line 2

Lodge House

Address line 3

12 Town Street

Town/City

Horsforth, Leeds

County

Country

Postcode

LS18 4RJ

Contact Details

Primary number

***** REDACTED ******

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Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

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

Reference number

140206/FO/2024

Date of decision (date must be pre-application submission)

06/09/2024

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 2; in relation to documents referenced:
Ground Floor Plan 2003 Rev P1 (amended through approved NMA 16th January 2025 141780/NMC/2024 - 2003 Rev.P2 PROPOSED GROUND FLOOR PLAN)
Proposed Roof Plan 2008 Rev P1 (amended through approved NMA 16th January 2025 141780/NMC/2024 - 2008 Rev.P2 PROPOSED ROOF PLAN)
Proposed South East & South West Elevations 2009 Rev P1 (amended through approved NMA 16th January 2025 141780/NMC/2024 - 2009 Rev.P2 PROPOSED SOUTH-EAST AND SOUTH-WEST ELEVATIONS)
Proposed North-West & North-East Elevations 2010 Rev P1 (amended through approved NMA 27th June 2025 143282/NMC/2025 - Proposed North-West & North-East Elevations 2010 Rev P02)
Boundary treatment plan 2012 Rev P1 (amended through approved NMA 16th January 2025 141780/NMC/2024 - Boundary treatment plan 2012 Rev P2)
Biodiversity Net Gain June 2024
Biodiversity Metric June 2024
Landscape Outline Master-plan PWP 872 001 Rev P05 (amended through approved NMA 16th January 2025 141780/NMC/2024 - PWP 872 001 P06 Landscape Outline Masterplan)
Condition 9; Landscape Outline Master-plan PWP 872 001 Rev P05 (amended through approved NMA 16th January 2025 141780/NMC/2024 - PWP 872 001 P06 Landscape Outline Masterplan)
Condition 10; Boundary treatment plan 2012 Rev P1 (amended through approved NMA 16th January 2025 141780/NMC/2024 - Boundary treatment plan 2012 Rev P2)

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

21/10/2024

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The landscaping alterations are detailed in submitted report PWP 872 100 S05 Dakota Manchester Tree Change Rationale, with supporting documents on the BNG calculations to accompany. These have been amended due to site constraints; the existing water main and easement, tree requirements; in line with MAG Safeguarding due to locality to the airport, and detailed Mechanical design; slightly increasing the size of condenser compound to the rear of the building. The extension to the external terrace also has required a slight change to the landscaping, but condenser compound, very minor in a local area.
Site Plan; alterations to capture the increased external terrace and condenser compound
Elevations; Capture lift overrun, curtain walling final design inclusive of spandrel panel units, double doors removed with fixed glazed unit in place at external terrace, louvre and cladding layout to suit required Fire Regulations

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Conditions to be varied to suit new revised documents as detailed in previous section and highlighted in submitted information as part of this application

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- [ ] The Applicant
- [x] The Agent

Title

Mr

First Name

Joe

Surname

Horne

Declaration Date

05/01/2026

☑ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Elaine Augotoski

Date

05/01/2026