



Planning

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Mr A Thompson
Manchester Airports Group

Date: 9 April 2026

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 145463/NMC/2026

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

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

I refer to your application for a non-material amendment to planning permission reference 141662/FO/2024.

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.

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.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 141662/FO/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 141662/FO/2024 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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.

Should you wish to discuss the matter further, please contact Robert Griffin using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing

