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

Application for Approval of Details Reserved by Condition

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 LIMITED

Address line 2

12 TOWN STREET

Address line 3

HORSFORTH

Town/City

LEEDS

County

WEST YORKSHIRE

Country

ENGLAND

Postcode

LS18 4RJ

Are you an agent acting on behalf of the applicant?

- ☑ Yes
- ○ No

Applicant Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Ms

First name

Elaine

Surname

Augotoski

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 ******

Secondary number

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

144882/JO/226

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

27/03/2026

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

Condition number(s)

10
13

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

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

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 nonconformity with the Remediation Strategy shall be detailed along with any measures required to ensure compliance with the agreed Remediation 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.

Site Visit

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

⊘ Yes
◯ No

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

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

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

◯ Yes
⊘ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

08/05/2026