

Our Ref: 04C100633-401S73

Your Ref: PP-11149764

29 March 2022

David Lawless
Manchester
City Council Planning
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Mr Lawless,

BUILDING 401, AVRO WAY, MANCHESTER AIRPORT, M90 5XR: SECTION 73 APPLICATION TO VARY CONDITION 2 OF PLANNING PERMISSION 131892/FO/2021

Avison Young has been instructed on behalf of Threadneedle Curtis Ltd to submit an application under Section 73 of the Town and Country Planning Act (1990) to regularise matters by varying the wording of Condition 2 of planning permission 131892/FO/2021 at Building 401, Avro Way, Manchester Airport, M90 5XR ('the site').

Full planning permission was previously granted on 2nd February 2022 for the following development at the site (LPA reference: 131892/FO/2021):

'Erection of a terrace of three Class B8 warehouse units (7,845m² gross internal floor area) with associated parking, access and landscaping, following demolition of existing building.'

Variations Sought to 131892/FO/2021

This Section 73 planning application seeks to vary the wording of Condition 2 to include the following updated plans:

- Proposed Block Plan (020598-RPS-SI-XX-DR-A-0110 Rev P04);
- Proposed Elevations Plan (020598-RPS-SI-XX-DR-A-0111 Rev P04);
- Proposed Building Plan (020598-RPS-SI-XX-DR-A-0112 Rev P02);
- Proposed Roof Layout (020598-RPS-SI-XX-DR-A-0114 Rev P03);
- Landscape Strategy (JSL4034-RPS-XX-EX-DR-L-9001_P02);
- Detailed Soft Landscape Sheet 1 of 2 (JSL4034-RPS-XX-EX-DR-L-9002_P03_MAG);
- Detailed Soft Landscape Sheet 2 of 2 (JSL4034-RPS-XX-EX-DR-L-9003_P03_MAG);
- Quantified Tree and Shrub Palette (JSL4034-RPS-XX-EX-DR-L-9004_P03_MAG);

- Building 402 Rigid Vehicle Tracking (0663052-ACM-402-XX-DR-C-10003);
- Building 401 Dock Leveller Tracking (60663052-ACM-401-XX-DR-C-10001);
- Building 402 Articulated Vehicle Tracking (60663052-ACM-402-XX-DR-C-10002); and,
- Solar Panel Specification Product Information (Vertex S Product: SM-DE09.08).

The plans have been updated in order to reflect the following post-determination changes to the proposal:

Item	Information
Internals	- Office layout reconfigured to show additional toilet and shower provision.
Elevations	- Relocated level access door to unit 1a to improve entrance arrangements and internal operation efficiency. - 2no. dock levellers to unit 1a to suit market demand. - Louvres to suit second floor plant deck
Roofs	- Inclusion of PV allowance - Stair access for roof maintenance
External	- Car park access adjacent to unit 1a widened to allow for firefighting vehicles. - Unit 1b car parking rearranged to allow external plant space including reposition of disabled space, cycle shelter and refuse area. - Yard area to be primarily concrete finish to provide flexibility and durability for vehicle (HGV) turning. - Amenity (picnic) spaces to improve welfare. - External plant enclosure for air source heat pump. - Storage area for batteries to serve rooftop solar PV.

Taking the above into account, it is proposed to amend Condition 2 as follows (deleted wording is struck through and new wording is in **bold and underlined**):

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

All received on 11 October 2021:

- Site Location Plan - 020598-RPS-SI-XX-DR-A-0100 Rev P01*
- Existing Site Plan - 020598-RPS-SI-XX-DR-A-0101 Rev P01*
- Existing Elevations - 020598-RPS-SI-XX-DR-A-0102 Rev P01*

- ~~d) Proposed Block Plan- 020598-RPS-SI-XX-DR-A-0110 Rev P02~~
- ~~e) Proposed Elevations- 020598-RPS-SI-XX-DR-A-0111 Rev P02~~
- ~~f) Proposed Building Plan- 020598-RPS-SI-XX-DR-A-0112 Rev P01~~
- g) Site Sections - 020598-RPS-SI-XX-DR-A-0113 Rev P02
- ~~h) Proposed Roof Layout- 020598-RPS-SI-XX-DR-A-0114 Rev P02~~
- i) Unit 1 Proposed Site Levels - 60663052-ACM-XX-XX-DR-C-06001
- j) Lighting Strategy (ref. MAG401-ACM-ZZ-XX-RP-LT-0001)

All received on 16 November 2021:

- a) Landscape Management Plan & Maintenance Schedule, ref. JSL-RPS-XX-EXDR-RP-L-9005_P01
- ~~b) Landscaping scheme, drawing nos. JSL4034-RPS-XX-EX-DR-L-9002 P01 and 9003 P01~~
- ~~c) Quantified Tree and shrub palette, ref. JSL4034-RPS-XX-EX-DR-L-9004~~
- d) Tree Constraints Plan, drawing nos. 60663052-ACM-XX-XX-AB-TCP-001 P01, 002 P01, 003 P01 and 004 P01
- e) Tree Protection Plan, drawing nos. 60663052-ACM-XX-XX-AB-TTP-005 P01, 006 P01, 007 P01 and 008 P01
- f) Arboricultural Impact Assessment

All received on 18 January 2022:

- a) Dust Hazard Management Plan (demolition phase)
- b) Bird Hazard Management Plan (demolition phase)

All received on 20 January 2022:

- a) Construction Management Plan (demolition phase)

All received on 29 March 2022:

- a) Proposed Block Plan- 020598-RPS-SI-XX-DR-A-0110 Rev P04**
- b) Proposed Elevations- 020598-RPS-SI-XX-DR-A-0111 Rev P04**
- c) Proposed Building Plan- 020598-RPS-SI-XX-DR-A-0112 Rev P02**
- d) Proposed Roof Plan- 020598-RPS-SI-XX-DR-A-0114 Rev P03**
- e) Landscape Strategy- JSL4034-RPS-XX-EX-DR-L-9001 Rev P02**
- f) Detailed Soft Landscape Sheet 1 of 2- JSL4034-RPS-XX-EX-DR-L-9002 Rev P03**
- g) Detailed Soft Landscape Sheet 2 of 2- JSL4034-RPS-XX-EX-DR-L-9003 Rev P03**

- h) Quantified Tree and Shrub Palette -JSL4034-RPS-XX-EX-DR-L-9004 Rev P03**
- i) Building 402 Rigid Vehicle Tracking (0663052-ACM-402-XX-DR-C-10003)**
- j) Building 401 Dock Leveller Tracking (60663052-ACM-401-XX-DR-C-10001)**
- k) Building 402 Articulated Vehicle Tracking (60663052-ACM-402-XX-DR-C-10002)**
- l) Solar Panel Specification Product Information (Vertex S Product: SM-DE09.08)**

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, DM1 and DM2 of the Manchester Core Strategy.

Application Submission Documents

This Section 73 application has been submitted via the Planning Portal (reference: PP-11149764). A BACS payment for the requisite application fee of £262 (including £28 service fee) has been made to the planning portal.

Alongside this covering letter, the following plans and documents have been submitted in support of the application:

- Completed application forms;
- Proposed Block Plan (020598-RPS-SI-XX-DR-A-0110 Rev P04);
- Proposed Elevations Plan (020598-RPS-SI-XX-DR-A-0111 Rev P04);
- Proposed Building Plan (020598-RPS-SI-XX-DR-A-0112 Rev P02);
- Proposed Roof Layout (020598-RPS-SI-XX-DR-A-0114 Rev P03);
- Landscape Strategy (JSL4034-RPS-XX-EX-DR-L-9001_P02);
- Detailed Soft Landscape Sheet 1 of 2 (JSL4034-RPS-XX-EX-DR-L-9002_P03_MAG);
- Detailed Soft Landscape Sheet 2 of 2 (JSL4034-RPS-XX-EX-DR-L-9003_P03_MAG);
- Quantified Tree and Shrub Palette (JSL4034-RPS-XX-EX-DR-L-9004_P03_MAG) Red Line Plan (020598-RPS-SI-XX-DR-A-0100);
- Design and Access Statement;
- Building 402 Rigid Vehicle Tracking (0663052-ACM-402-XX-DR-C-10003);
- Building 401 Dock Leveller Tracking (60663052-ACM-401-XX-DR-C-10001);
- Building 402 Articulated Vehicle Tracking (60663052-ACM-402-XX-DR-C-10002); and,
- Solar Panel Specification Product Information (Vertex S Product: SM-DE09.08).

I trust that the above details are sufficient to validate the application to allow you to progress it towards determination at your earliest convenience. Should you have any queries, please do not hesitate to contact me.



Yours sincerely

A handwritten signature in dark ink, consisting of the initials 'ED' followed by a long, flowing horizontal line that ends in a small dot.

Emily Davies
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For and on behalf of Avison Young (UK) Limited