

Our Ref: 04C100633-402

Your Ref: PP-11144266

30 March 2022

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

Dear Mr Lawless,

Submission of a full planning application for a warehouse and distribution unit (Use Class B8) at Building 402, Avro Way, Manchester Airport, M90 5AF.

Avison Young has been instructed by Threadneedle Curtis Ltd to submit a full planning application which proposes the following development at Building 402, Manchester Airport:

Proposed demolition of existing buildings on site and the erection of a single terrace warehouse unit (Use Class B8) with associated parking, access, landscaping and other works'

The application documentation has been submitted via Planning Portal (Ref. PP-11144266) and a schedule of supporting documents is attached to this covering letter. This is in line with what has been agreed during pre-application discussions with the Council.

I trust that this is satisfactory for the Council to enable a swift validation of the application. Should you require any further information or wish to discuss the application then please do not hesitate to contact me.

Yours sincerely



Emily Davies
Associate Director
0161 956 4053
emily.j.davies@avisonyoung.com
For and on behalf of Avison Young (UK) Limited

Submission Schedule

Document	Reference	Consultant/ Responsibility
Forms		
Application Form	PP-11144266	Avison Young
Application Fee	£32,409 (including planning portal service charge)	Avison Young
Covering Letter	March 2022	Avison Young
Plans		
Red Line Plan	020598-RPS-SI-XX-DR-A-0100	RPS
Existing Site Plan	020943-RPS-SI-XX-DR-A-0101	RPS
Existing Elevations	020943-RPS-SI-XX-DR-A-0102	RPS
Proposed Fence Details	020943-RPS-SI-XX-DR-A-0108	RPS
Cycle Shelter Details	020943-RPS-SI-XX-DR-A-0109	RPS
Proposed Block Plan	020943-RPS-SI-XX-DR-A-0110	RPS
Proposed Elevations	020943-RPS-SI-XX-DR-A-0111	RPS
Proposed Building Plan	020943-RPS-SI-XX-DR-A-0112	RPS
Site Sections	020943-RPS-SI-XX-DR-A-0113	RPS
Proposed Roof Plan	020943-RPS-SI-XX-DR-A-0114	RPS
Landscape Strategy	JSL4363-RPS-XX-EX-DR-L-9001_P03_MAG B402	RPS
Landscape Detail	JSL4363-RPS-XX-EX-DR-L-9002_P03_MAG B402	RPS
Reports		
Solar Photovoltaic Glint and Glare Study	March 2022	Pager Power
Design and Access Statement	March 2022	RPS
Planting Schedule and Specification	JSL4363-RPS-XX-EX-DR-L-9003_P03_MAG	RPS
Waste Management Strategy Proforma	March 2022	RPS
Technical Quality Review Record	March 2022	AECOM

Flood Risk Assessment	February 2022	AECOM
Drainage Strategy	February 2022	AECOM
Utilities Strategy	February 2022	AECOM
Preliminary Ecology Appraisal Report	February 2022	AECOM
Aboricultural Impact Assessment	February 2022	AECOM
Interim Travel Plan	February 2022	AECOM
Transport Statement	February 2022	AECOM
External Lighting Strategy Report	February 2022	AECOM
Phase 1 Tier 1 Geo-environmental and geotechnical Assessment	February 2022	AECOM