

Our Ref: 04C100633
Your Ref: PP-10261346



01 October 2021

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

Submitted via Planning Portal (PP-10261346)

Dear Mr Lawless,

SUBMISSION OF A FULL PLANNING APPLICATION FOR A WAREHOUSE AND DISTRIBUTION UNIT (USE CLASS B8) AT BUILDING 401, AVRO WAY, MANCHESTER AIRPORT, M90 5XR

Avison Young has been instructed by Threadneedle Curtis Ltd to submit a full planning application which proposes the following development at Building 401, 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-10261346) 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

A handwritten signature in dark ink, appearing to read 'ED', followed by a long, wavy horizontal line and a period.

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

Document	Reference	Consultant/ Responsibility
Forms		
Application Form		Avison Young
Application Fee	£30,863 (+£28 planning portal admin fee)	Avison Young
Covering Letter	01 October 2021	Avison Young
Plans		
Site Location Plan	020598-RPS-SI-XX-DR-A-0100 Rev P01	RPS
Existing Site Plan	020598-RPS-SI-XX-DR-A-0101 Rev P01	RPS
Existing Elevations	020598-RPS-SI-XX-DR-A-0102 Rev P01	RPS
Proposed Block Plan	020598-RPS-SI-XX-DR-A-0110 Rev P02	RPS
Proposed Elevations	020598-RPS-SI-XX-DR-A-0111 Rev P02	RPS
Proposed Building Plan	020598-RPS-SI-XX-DR-A-0112 Rev P01	RPS
Site Sections	020598-RPS-SI-XX-DR-A-0113 Rev P02	RPS
Proposed Roof Layout	020598-RPS-SI-XX-DR-A-0114 Rev P02	RPS
Landscape Plan	020598-RPS-SI-XX-DR-A-0115 Rev P02	RPS
Unit 1 Vehicle Tracking	60663052-ACM-U1-GL-DR-D-10001 P01	AECOM
Drainage Strategy Drawings	60663052-ACM-XX-XX-DR-C-00002	AECOM
Unit 1 Proposed Site Levels	60663052-ACM-XX-XX-DR-C-06001	AECOM
Reports		
COMAH Technical Note	September 2021	RAS
Design and Access Statement	September 2021 Version P03	RPS
Drainage Strategy	September 2021	AECOM
Ecological Report	September 2021	AECOM
Flood Risk Assessment	September 2021	AECOM
Lighting Strategy	September 2021	AECOM
Local Labour Agreement	September 2021	Threadneedle Curtis Ltd
Phase 1 Geotechnical and GeoEnvironmental Assessment	September 2021	AECOM
Solar Photovoltaic Glint and Glare Study	September 2021	PagerPower



Supporting Planning Statement	September 2021	Avison Young
Transport Statement	September 2021	AECOM
Tree Survey Report	September 2021	AECOM
Utilities Strategy Report	September 2021	AECOM
Waste Proforma	September 2021	MCC Template