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06 October 2021

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

F.O.A Robert Griffin

Dear Rob

Application for the Discharge of Conditions 5, 8, 9 and 20 for Plots E1-E3 at Airport City North

Please find enclosed an application for the discharge of conditions 5, 8, 9 and 20 attached to Planning Permission Ref: 121323/FO/2018 (approved 20 December 2018). The Applicant is Airport City LP.

The Planning Permission relates to:

"Erection of: two 6 storey office buildings (Class B1(a) comprising 8,567 sqm of net internal floorspace in Plot E2 and 8,581 sqm of net internal floorspace in Plot E3) and ground floor commercial space (Class A1,A2,A3,A4,A5, B1(a) or D1 (excluding Places of Worship) uses only; 9 storey multi-storey car park (1,497 spaces) including 1,812 sqm of ground floor commercial space (Class A1-A5, B1(a) or D1 (excluding Places of Worship) uses only), pedestrian and vehicular access arrangements, temporary (5 years) surface level car parking (202 spaces) and associated infrastructure works including brook diversion and landscaping"

Condition 5 – Glint and Glare

Condition 5 is worded as follows:

"No development shall take place until a Glint and Glare Assessment has been carried out and submitted to the City Council as local planning authority. If the results of the assessment indicate the development would create a hazard to the safe operation at Manchester Airport the development shall not commence unless and until mitigation measures are submitted and approved in writing by the City Council as local planning authority. The development shall be subsequently carried out in accordance with the agreed mitigation measures details"

A Glint and Glare Assessment has been prepared by Pager Power in respect of Plot E2 and addresses the requirements set out in the above condition. It is therefore requested that Condition 5 is partially discharged to allow the commencement of works related to Plot E2.

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Condition 8 – Ground Conditions

Condition 8 is worded as follows:

"No development shall commence within any phase of development until a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to that phase of development has been submitted to and approved in writing by the City Council as local planning authority.

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority requires further investigation, the development of that phase shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) as relevant to that phase of development has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal as relevant to each phase of development shall be carried out as relevant to that phase, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority"

A Phase 2 Remediation Strategy was prepared and submitted under Planning Permission ref.124745/FO/2019 and which also relates to the Plot E1-E3 site. The information is resubmitted to discharge the above condition attached to Plot E1-E3 permission. On this basis, we request that this condition is fully discharged.

Condition 9 – Local Labour Agreement

Condition 9 is worded as follows:

"*Prior to commencement of the development hereby approved or any phase thereof, a local labour agreement addressing initiatives to employ people in the construction of the development, in line with the aspirations of the Manchester Airport City Enterprise Zone Framework Plan (August 2012), shall be submitted to and be approved by the City Council as local planning authority. The Local Labour Agreement will confirm and implement, the principles and approach to recruitment of workers from the local labour pool, and shall include a monitoring framework which will provide information on numbers of local people engaged in employment to the City Council as local planning authority for the first 12 months and thereafter on an agreed basis. The employment strategy shall then be implemented in accordance with those approved details and kept in place thereafter"*

A local labour agreement has been prepared in respect of Plot E2 and responds to the requirements set out within Condition 9. On this basis, it is requested that this condition is partially discharged to allow works to commence on site in respect of Plot E2.

Condition 20 – Junction Works

Condition 20 is worded as follows:

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"*Within three months of the commencement of development, full technical details of the vehicular access from Enterprise Way and internal access roads including associated footways shall be submitted to and approved in writing by the City Council as local planning authority. The development shall not be occupied until the works have been constructed in accordance with the approved details"*

Vehicular access and junction improvement works are set out in the AECOM and RoC Junction Road Works drawing packages and are submitted to the City Council to fully discharge this condition.

Application Documentation

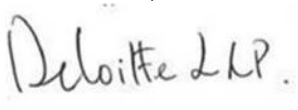
In addition to this cover letter, the following documents are submitted through the planning portal (ref PP-10280301) as part of the application.

- Condition Discharge Application Form;
- Glint and Glare Assessment prepared by Pager Power;
- Phase 2 Remediation Strategy prepared by RoC;
- Local Labour Agreement prepared by Manchester Airport Group;
- Junction Works Technical Drawings prepared by AECOM; and
- Junction Works Technical Drawings prepared by RoC.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of conditions 8 and 20, and the partial discharge of conditions 5 and 9 for Plot E2 only.

Please contact Frances Hampson (0161 455 6766 / fhampson@deloitte.co.uk) if you have any questions or require any further information

Yours sincerely



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