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Our ref: MR/213684

12th May 2020

Dear Sir/Madam,

Application for the creation of a single decked car park to provide an additional 66 spaces including 18 electric charging points, lighting and new landscaping on existing car park adjacent to Costain House, Manchester Business Park, Aviator Way, Manchester, M22 5TG.

Strutt & Parker acts on behalf of JUKV Manchester Business Park.

A planning application has been submitted to Manchester City Council via the Planning Portal (ref. **PP-08710805**) seeking approval for the creation of a single decked car park to provide an additional 66 spaces including 18 electric charging points, lighting and new landscaping on existing car park adjacent to Costain House, Manchester Business Park, Aviator Way, Manchester, M22 5TG.

Costain is recognised as one of the UK's leading smart infrastructure solutions companies. Costain moved to the 38,500 sq. ft. office on Manchester Business Park in 2014. The office currently employs around 300 members of staff and is looking to expand its business. Whilst the site is served by the Metrolink Airport Line, due to the site's location, a significant proportion of employees drive to work. There are already issues with the amount of available parking on site and therefore there is a need to increase capacity.

The proposed development involves the creation of a single decked car park which would sit above the existing car park in between the Costain offices and the adjacent Emirates offices (the car park is shared by both). This provides a simple and unobtrusive solution – further details can be found in the accompanying Design and Access Statement. Additional landscaping is proposed on the northern boundary to provide additional screening to the rear gardens of properties in Lambourne Close.

The following details have been submitted via the Planning Portal in support of the planning application:

- Completed application form;
- Design and Access Statement;

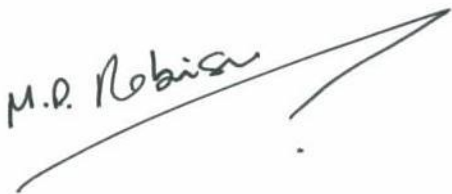
- Location Plan (Dwg. No. 00001);
- Block Plan (Dwg. No. 00002);
- Existing Site Plan (Dwg. No. 00003);
- Demolition Plan (Dwg. No. 00004);
- Proposed Site Plan (Dwg. No. 00005);
- Proposed First Floor Plan (Dwg. No. 00006);
- Proposed Elevations (Dwg. No. 00007);
- Site Sections (Dwg. No. 00008);
- Perspectives – Existing (Camera 1-5);
- Perspectives – Demolition (Camera 1-5); and
- Perspectives – Proposed (Camera 1-5).

Payment of the application fee of £259 (including service charge) will be paid by our client.

I trust that once received, the abovementioned details are sufficient to register the planning application, but please do not hesitate to contact me should you require any further information or clarification.

I look forward to receiving acknowledgement of the application's validation in due course.

Yours faithfully,

A handwritten signature in black ink, reading "M.P. Robinson", followed by a long, sweeping horizontal line that extends to the right.

Mike Robinson BA(Hons), DipTP, MRTPI
Senior Associate Director
Strutt & Parker