

Our Ref: 04C400513
Your Ref: PP-13952333

16 April 2025

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

Dear David

Box 4 (formerly Hangar 4), Pinfold Lane, Manchester Airport, M90 5PQ- Discharge of Conditions 16b and 20 on Planning Permission Reference: 136879/FO/2023

On behalf of our client, Threadneedle Curtis Ltd, please find enclosed an application to formally discharge requirements of Conditions 16b and 20 pursuant to planning permission 136879/FO/2023 relating to Box 4 (former Hangar 4), Pinfold Lane, Manchester Airport.

Full planning permission (136879/FO/2023) was granted on 1st December 2023 for the following development:

"Erection of a warehouse building (Use Class B8) with ancillary office accommodation (totalling 8,568m² gross internal area) and associated parking, access and landscaping"

The relevant planning condition per the decision notice is copied below in full, with explanatory text to explain what has been submitted to satisfy the condition.

Condition 16b

Part b of Condition 16 states:

"Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority."

In order to discharge Condition 16 please find enclosed Local Employment Outcomes document prepared by McLaren.

Condition 20

Condition 20 states:

"The development hereby approved shall be implemented in accordance with the measures as set out within Section 6 (Sustainability) of the Design and Access Statement (version 020990-RPS-SI-XX-RP-A-0200 P02, March 2023) stamped as received by the City Council as local planning

authority on 3 May 2023, including: measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance. Within 3 months of Practical Completion of the authorised development a statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming what sustainability measures have been incorporated into the development."

In order to discharge Condition 20 please find enclosed Sustainability Measures Statement prepared by McLaren.

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in the meantime please do not hesitate to contact me.

Yours sincerely



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For and on behalf of Avison Young (UK) Limited