

Our Ref: 04C400513
Your Ref: PP-13952248

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 5 and 11 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 5 and 11 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 5

Condition 5 states:

"No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a. Verification report providing photographic evidence of construction as per design drawings;*
- b. As built construction drawings if different from design construction drawings;*
- c. Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime."*

In order to discharge Condition 5 please find enclosed:

- Sustainable Drainage Scheme Verification Report;
- Drainage Maintenance Plan;
- As built construction drawings comprising the following:
 - Drainage GA Plan C06;
 - Drainage Manhole Schedule C03;
 - Typical Drainage Details 1 of 3 C02;
 - Typical Drainage Details 2 of 3 C01;
 - Typical Drainage Details 3 of 3 C01;
 - External Works GA Plan C03;
 - External Works C04.

Condition 11

Condition 11 states:

"Prior to the occupation of the development hereby approved, a Contaminated Land Verification Report shall be submitted to and be approved by the City Council as local planning authority."

It should be noted that Condition 11 has already been discharged in part under application reference CDN/24/1039 dated 10th January 2025. The decision notice for this application stated:

"The submitted information is considered acceptable insofar as it relates to all parts of the scheme apart from the landscaping element. Therefore, to fully discharge this condition the verification report for the landscape element will need to be submitted."

Therefore, in order to discharge Condition 11 in full please find enclosed Topsoil Analysis carried out by Freeland Horticulture Limited.

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