

Our Ref: 04C100633
Your Ref: PP-13889112

25 March 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 Condition 17 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 Condition 17 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 17

Condition 17 states:

- a- *"Prior to the first occupation of the development, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the occupation of the development.*
- b- *Within 6 months of the first occupation of the development, a Local Benefit Proposal 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. Any Local Benefit Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is operation."*

In order to discharge parts a and b of Condition 17 please find enclosed Local Benefit Proposal End Uses Letter from the occupier Swissport. This letter is being submitted to discharge both parts of Condition 17 as Swissport are relocating from an existing building and as such have an existing workforce who will be moved into the new facility once operational. The letter therefore addresses both parts a, as it outlines Swissport's approach to local recruitment, and part b, as it provides information regarding the local employment outcomes as it is their current staff who will be located in the new facility, and they currently employ 92 staff with 95% of them currently living in the Manchester/ Greater Manchester area.

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