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16th January 2025

Dear Sir/Madam,

The Proposed Installation of a Condenser Unit and Associated Fencing at Alpha 6, Global Logistics Hub, M90 5AD.

Cushman & Wakefield has been instructed on behalf of our client FedEx ('the applicant') to apply to Manchester City Council for full planning permission for the proposed installation of a condenser unit and associated fencing at Alpha 6, Global Logistics, M90 5AD.

The application has been submitted to the Council via the Planning Portal (ref: PP-13698719).

The following documents and drawings are submitted with this application:

- Application Forms;
- This Covering Letter;
- Existing Site and Site Location Plan, Drawing Ref: FFM2-MLA-XX-PL-DR-A-90003 C01;
- Proposed Site Plan, Drawing Ref: FFM2-MLA-XX-PL-DR-A-90015 C03;
- Proposed External Condenser Plan and Elevations, Drawing Ref: FFM2-MLA-XX-XX-DR-A-23003 C07;
- Paladin Fencing Details; and
- Condenser Technical Specification Document.

Site Description

The application site comprises Alpha 6, an industrial warehouse building, located within the Global Logistics Hub, Manchester. Outline planning permission was originally granted for the unit in 2015, with reserved matters consent granted in 2016. The unit was subsequently constructed and occupied, most recently by The Hut Group, however it is now vacant.

FedEx are proposing to occupy the unit and obtained planning consent (ref. 140288/FO/2024) in August 2024 for elevational alterations, followed by advertisement consent (ref. 141548/AO/2024) in December 2024. The fit-out works are currently taking place.

The site adjoins existing industrial/ logistics development in all directions, with the M56 only a few minutes' drive from the site. The site is located c.750m south west of Manchester Airport.

Proposed Development

During the course of the fit-out works, the need has arisen for a condenser unit, model reference PURY-M350YNW-A1, which measures approximately 0.7m x 1.2m x 1.79m.

The proposed condenser unit will be RAL9016, white, and will be sited to the far right of the front elevation of the building. The proposed unit will be bound by the building to the south-east, existing paladin fencing to the north-west and south-west, and proposed paladin fencing to the east, enclosing the unit.

The proposed paladin fencing to the north-east of the unit will match the existing adjoining paladin fencing. It will extend for 2.75m and be 2m high and will incorporate a gate for access to the condenser unit for maintenance.

Planning Policy

The adopted development plan for Manchester comprises the Core Strategy (adopted 2012), the saved policies of the Unitary Development Plan (adopted in 1995) and the Places for Everyone Plan (adopted 2024).

Relevant material considerations include the National Planning Policy Framework (2024), the Planning Practice Guidance and relevant Supplementary Planning Documents (SPDs).

The Core Strategy was adopted in 2012 and covers the period to 2027. The Core Strategy is the key document within Manchester's Development Plan. The site is located within the Manchester Airport Strategic Site.

Relevant policies include:

- **Policy EC10 (Wythenshawe)** sets out that the majority of economic development within the Manchester Airport area will be focused upon economic development uses, including offices, logistics and warehousing.
- **Policy DM1 (Development Management)** states that development should have regard to the impact on the surrounding area in terms of design, appearance and effects on amenity, including noise impacts.

There are no extant Policies within the UDP relevant to the proposed development.

The Places for Everyone Plan also forms part of the adopted development plan and was formally adopted by 9 of the 10 Greater Manchester Local Authorities on the 21st of March 2024. The site is not allocated within the plan.

Policy JP-Strat10 (Manchester Airport) is relevant to the proposal seeking to maximise the benefits of the continued operation and sustainable growth of the Manchester Airport and the surrounding locality.

Planning Assessment

The proposed condenser unit will facilitate FedEx's use of the unit to relocate from their existing unit (which is proposed to be redeveloped by the landlord) to a suitable location close to Manchester Airport. The principle of the proposed development is considered to be compliant with Policy EC10 of the Manchester Core Strategy (2012).

The proposed development will be discretely sited to the far right of the front elevation of the building. It is not possible to site it elsewhere around the building due to limitations on space and ensuring it does not impact the movement of vehicles in the car park and service yard.

It will be white in colour and is considered to be of a scale appropriate to the warehouse. The proposed fencing around the condenser unit will match the existing paladin fencing at the site in its height and design.

There are no noise-sensitive uses in close proximity to the site, therefore it is considered there would be no undue impact to the neighbouring properties as a result of the development.

As such, the proposed unit is not considered to result in any adverse impacts and will therefore comply with Policy DM1 of the Manchester Core Strategy (2012).

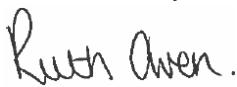
Summary

Overall, it is not considered that the proposed condenser unit and surrounding fencing described above have any adverse impacts and are acceptable in their design. It is therefore concluded that the proposed development is in accordance with the adopted development plan and relevant material considerations and planning permission should be granted.

All the information has been submitted electronically via the Planning Portal and the application fee has been paid online via the Portal.

I trust that you have all the necessary information to validate the application, however if you have any queries, please do not hesitate to contact me.

Yours sincerely,



Ruth Owen MRTPI
Planning Consultant
Cushman & Wakefield - Planning