Planning, Licensing & Building Control
Growth & Development Directorate
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

12 March 2025

FAO: R Griffin

Planning Portal Reference: PP-13833286

Dear Rob,

Plot H5, land at Chicago Avenue to the north of the Voyager office building and south of the Tribe Hotel, Manchester Airport, M90 3RA

Planning permission 141662/FO/2024

Application to Discharge Condition 4 (part a) and Condition 6 (part a)

On behalf of Airport City Limited Partnership please find attached an application to discharge pre-commencement conditions 4 (part a) and 6 (part a) attached to planning permission reference 141662/FO/2024 for the "*erection of an 9-storey hotel with associated loading bay and landscaping*" on land at Chicago Avenue to the north of the Voyager office building and south of the Tribe Hotel at Manchester Airport.

The full wording of the conditions and details of the supporting documentation are set out below.

Condition 4	
a	*Prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, 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 construction of the development. In this condition a Local Benefit Proposal means a document which includes:* *i) the measures proposed to recruit local people including apprenticeships* *ii) mechanisms for the implementation and delivery of the Local Benefit Proposal* *iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives*
The following supporting information has been submitted with the application: BCEGI Local Skills and Employment Plan	

Olympic House
Manchester
M90 1QX
United Kingdom

Condition 6	
a	*Prior to the commencement of development, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).* *In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.*
The following supporting information has been submitted with the application: Phase 1 Desktop Study dated 6th September 2024 – the 'Preliminary Risk Assessment' required by the condition (submitted directly to MCC due to the file size being greater than the Planning Portal's limit) Phase 2 Site Investigation dated 16th January 2025 – the 'Site Investigation Proposal' and 'Site Investigation Report' required by the condition. Based upon the conclusions of the Site Investigation Report, no 'Remediation Strategy' is required.	

I trust the details submitted are sufficient to enable the application to be validated, but should you require any further details or have any queries please do not hesitate to contact me.

Yours sincerely,

Andy Thompson
Planning Manager