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Our Ref: 04C400513

Your Ref: PP-13539844

7 November 2024

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 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 Condition 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 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."*

In order to discharge Condition 11 please find enclosed letter from Haywood Crushing Demolition Ltd confirming that no contamination on site was encountered and therefore no remediation works were required.

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.

Avison Young (UK) Limited registered in England and Wales number 6382509. Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS

Yours sincerely



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For and on behalf of Avison Young (UK) Limited