

Our Ref: 04C100633
Your Ref: PP-12994044

26 April 2024

David Lawless
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear David

Box 4 (former Hangar 4), Pinfold Lane, Manchester Airport, Manchester, M90 5PQ- Discharge of Condition 10 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 10 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 10

Condition 10 states:

"Above-ground construction works shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal), as recommended by the Geo-Environmental Desk Study (Threadneedle Curtis), dated February 2023, 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"

In order to discharge Condition 10 please find enclosed the following documents:

- Ground Investigation Report prepared by Tetra Tech;

- Remediation Strategy Note prepared by Tetra Tech.

It should be noted this is a resubmission for the discharge of Condition 10 following the partial approval of application reference CDN/24/0038 on 3rd April 2024. The reason for only a partial approval was that the EHO requested a Remediation Strategy as part of the submission detailing a strategy for dealing with unexpected contamination and site won material, in addition to the Ground Investigation Report included in the original submission.

This application responds to the comments by providing a Remediation Strategy Note which addresses the comments received. As such this application seeks for Condition 10 to be discharged in full.

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

A handwritten signature in dark ink, consisting of the letters 'ED' followed by a long, wavy horizontal line that ends with a small dot.

Emily Davies
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For and on behalf of Avison Young (UK) Limited