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12th March 2024

Dear David Lawless,

SECTION 73 APPLICATION TO AMEND THE DRAWINGS APPROVED UNDER APPLICATION REF: 135847/JO/2022 (AS AMENDED BY APPLICATION NO. 139046/NMC/2024) AT BUILDING 401 AVRO WAY, MANCHESTER, M90 5XR.

Cushman and Wakefield, on behalf of FedEx, hereby apply to Manchester City Council under Section 73 of the Town and Country Planning Act 1990 for a Minor Material Amendment to Planning Permission 135847/JO/2022 (as amended by application no. 139046/NMC/2024) to amend the approved drawings.

This application is accompanied by this covering letter and:

- Application Forms,
- Site Location Plan, Drawing Ref. FFM-MLA-XX-XX-DR-A-PL1001_P04
- Proposed Site Plan, Drawings Ref. FFM-MLA-XX-XX-DR-A-PL1002_P03
- Proposed GA/Floor Plan, Drawing Ref. FFM-MLA-XX-XX-DR-A-PL9900_P04
- Proposed Elevations, Drawing Ref. FFM-MLA-XX-XX-DR-A-PL9901_P07
- Proposed Building Sections, Drawing Ref. FFM-MLA-XX-XX-DR-A-PL9902_P02

Background

Planning permission was granted in February 2022 under application 131892/FO/2021 to demolish the existing building and subsequently erect a terrace of three Class B8 warehouse units (7,845m² gross internal floor area) with associated parking, access and landscaping.

The consent was subsequently varied in July 2022 under application no. 133408/JO/2022 for the '*variation of condition nos. 2 (approved drawings) and 9 (landscaping), attached to planning permission 131892/FO/2021 to allow for amendments to design and layout of the development*'. These amendments to the drawings reflected minor amendments to the southern, eastern and western elevations of the building.

A Non-Material Amendment application was then approved in January 2023 under application no. 135933/NMC/2023 for changes to the car parking layout, relocation of the bike store and plant enclosure, and installation of louvres.

A second variation of condition application was approved in March 2023 (application no. 135847/JO/2022) for the variation of condition 7 (Secured by Design).

A further Non-Material Amendment application was approved in January 2024 to amend the proposed elevations and site plan under planning permission 139046/NMC/2024 for the creation of an additional vehicle door to the western elevation and the subsequent relocation of the refuse store on site.

Proposed Amendments

Servicing Ramp and Scissor Lift

The need has arisen to create a servicing ramp and to install a scissor lift and associated housing, to better facilitate the applicant's (FedEx) operational requirements from the building.

The proposed works will be sited to the western elevation of the existing building between bays 11 and 12, facing onto the servicing yard.

The proposed ramp will be installed within the existing loading dock recess to the loading bay, to allow for ULD trailer beds to align with the caster decking that will be installed onto the existing warehouse floor. Overall, the ramp will project 20.5m from the building, with the ramp itself extending 14.9m, and at its maximum height, will be 446mm high in order to create a 1200mm loading dock to the loading deck of the proposed scissor lift.

The proposed scissor lift will be located at the end of the recessed loading dock, which will largely obscure it from public view. The lift will be permanently affixed to the ground and have a footprint of 3.92m by 4.51m.

The scissor lift will be housed within the proposed associated scissor lift enclosure, which will be cladded vertically in RAL 7016 to match the existing building. The enclosure will have a footprint of 3.98m by 3.98m and a maximum height of 6.1m.

The scissor lift will allow for the ease of access when HGV's deliver Unit Load Device's (ULD's) to the site. The primary function of this scissor-lift is to allow for the delivery of ULDs from any type of trailer and lift them to the height of the internal caster-decking at the site.

The associated housing intends to prevent the adverse weather conditions impacting the loading and unloading of deliveries.

The proposed works retain sufficient space for the manoeuvring of vehicles, and it is not considered that they would not result in any undue impacts to neighbouring properties or highway safety.

The proposed works have been discussed at the pre-application stage with the case officer, David Lawless.

Louvres

In addition to the above, the application also seeks permission for the installation of the 3no. louvres to the western elevation of the building.

The louvres are required as part of the fume dilution system at the site. They have been designed to assimilate with the existing building in RAL 7016 and measure approximately 0.85m by 0.85m.

It is not considered that any of the proposed changes described above have any adverse impacts and are acceptable in their design. As such, the revised design is considered compliant with policies SP1, DM1 and DM2 of the Manchester Core Strategy.

Revised Condition Wording

We therefore request the following amendments are made to condition number 2 (text to be deleted is struck through and additions are underlined):

The development hereby approved shall be carried out in accordance with the following drawings and documents:

All received on 11 October 2021:

- a) *Site Location Plan - 020598-RPS-SI-XX-DR-A-0100 Rev P01*
- b) *Unit 1 Proposed Site Levels - 60663052-ACM-XX-XX-DR-C-06001*
- c) *Lighting Strategy (ref. MAG401-ACM-ZZ-XX-RP-LT-0001)*

All received on 16 November 2021:

- d) *Landscape Management Plan & Maintenance Schedule, ref. JSL-RPS-XX-EX-DRRP-L-9005_P01*
- e) *Tree Constraints Plan, drawing nos. 60663052-ACM-XX-XX-AB-TCP-001 P01, 002 P01, 003 P01 and 004 P01*
- f) *Tree Protection Plan, drawing nos. 60663052-ACM-XX-XX-AB-TPP-005 P01, 006 P01, 007 P01 and 008 P01*
- g) *Arboricultural Impact Assessment*

All received on 18 January 2022

- h) *Dust Hazard Management Plan (demolition phase)*
- i) *Bird Hazard Management Plan (demolition phase)*

All received on 20 January 2022:

- j) *Construction Management Plan (demolition phase)*

All received on 1 April 2022:

- k) *Proposed Roof Plan - 020598-RPS-SI-XX-DR-A-0114 Rev P03*
- l) *Quantified Tree and Shrub Palette - JSL4034-RPS-XX-EX-DR-L-9004 Rev P03*
- m) *Building 402 Rigid Vehicle Tracking (0663052-ACM-402-XX-DR-C-10003)*
- n) *Building 401 Dock Leveller Tracking (60663052-ACM-401-XX-DR-C-10001)*
- o) *Building 402 Articulated Vehicle Tracking (60663052-ACM-402-XX-DR-C-10002)*
- p) *Solar Panel Specification Product Information (VertexS Product: SM-DE09.08)*

All received on 17 June 2022:

- q) *Site layout including hard landscaping - 020598-RPS-SI-XX-DR-A-5001-P05-GA*

All received on 5 July 2022:

- r) *Landscape Strategy - JSL4034-RPS-XX-EX-DR-L-9001_Rev P04*

All received on 23 December 2022:

- s) *Secured by Design Checklist (10 May 2022)*

All received on 10 January 2023:

- t) Detailed Soft Landscape Sheet 1 of 2 - JSL4034-RPS-XX-EX-DR-L-9002 Rev P08*
- u) Detailed Soft Landscape Sheet 2 of 2 - JSL4034-RPS-XX-EX-DR-L-9003 Rev P07*

All received on 19 January 2024:

- ~~*v) Proposed Site Plan FFM-MLA-XX-XX-DR-A-1002_SITE PLAN*~~
- ~~*w) Proposed Ground Floor Layout FFM-MLA-XX-XX-DR-A-9900_BUILDING GA PLAN*~~
- ~~*x) Proposed Elevations FFM-MLA-XX-XX-DR-A-9901_BUILDING GA ELEVATION*~~

All received on 12 March 2024:

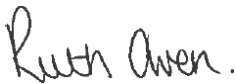
- v) Proposed Site Plan, Drawings Ref. FFM-MLA-XX-XX-DR-A-PL1002 P03*
- w) Proposed GA/Floor Plan, Drawing Ref. FFM-MLA-XX-XX-DR-A-PL9900 P04*
- x) Proposed Elevations, Drawing Ref. FFM-MLA-XX-XX-DR-A-PL9901 P07*
- y) Proposed Building Sections, Drawing Ref. FFM-MLA-XX-XX-DR-A-PL9902 P02*

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, DM1 and DM2 of the Manchester Core Strategy.

The application has been submitted via the Planning Portal (ref. PP-12818298) and the planning application fee has been paid.

I trust that the information submitted allows the application to be registered and validated at the earliest opportunity. If there are any immediate queries, please do not hesitate to contact me using the details provided.

Yours sincerely,



Ruth Owen MRTPI

Planning Consultant

Cushman & Wakefield - Planning