AVISON YOUNG

11 York Street
Manchester
M2 2AW, United Kingdom
T: +44 161 228 1001
avisonyoung.com

Our Ref: 04C100633

Your Ref: PP-12710228

18 January 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 Conditions 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 conditions 6, 10, 15, and 16a 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 6

Condition 6 states:

> *"Above-ground construction works shall not commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how Secured by Design compliance will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design compliance."*

In order to discharge Condition 6 please find enclosed the following document:

- File note detailing which Secured by Design measures are being incorporated into the development.

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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.

Condition 15

Condition 15 states:

> *"a) Before the commencement of above ground works, apart from demolition works, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.*
>
> *b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation."*

In order to discharge Condition 15 please find enclosed the following documents:

- Manchester City Council Waste Management Proforma; and,
- Drawing 020993-RPS-SI-00-DR-A-050 (Site Details) which includes refuse dimensions and litres.

Condition 16a

Condition 16a states:

> *"Above-ground construction works shall not commence until details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, has been 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 order to discharge Condition 16a please find enclosed the following documents:

- Local Benefit Proposal.

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

Emily Davies
Associate Director
0161 956 4053
emily.j.davies@avisonyoung.com
For and on behalf of Avison Young (UK) Limited