

Our Ref: 04C100633
Your Ref: PP-12457580

14 September 2023

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

Dear David

Building 401, Avro Way, Manchester Airport: Discharge of Conditions Application on Planning Permission Reference: 133408/JO/2022

On behalf of our client, Threadneedle Curtis Ltd, please find enclosed an application to formally discharge requirements of conditions 7, 13, 20, and 22 pursuant to planning permission 133408/JO/2022 relating to Building 401, Avro Way, Manchester Airport.

Full planning permission (133408/JO/2022) was granted on 7th July 2022 for the following development:

"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"

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 7

Condition 7 states:

"The development shall, in so far as it relates to the base build, be constructed in full accordance with those items not highlighted within the Secured by Design Checklist dated 10th May 2022. 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 7, please find enclosed the following document:

- Letter from Design for Security confirming the building is SBD compliant.

Condition 13

Condition 13 states:

"Prior to the occupation of the development hereby approved, a Contaminated Land Verification Report shall be submitted to the City Council as local planning authority."

In order to discharge Condition 13, please find enclosed the following document:

- Subgrade and Subbase Verification Report prepared by HB Geotechnic Services.

Condition 20

Condition 20 states:

"Prior to the occupation of the development hereby approved, a Bird Hazard Management Plan shall be submitted to and approved by the City Council as local planning authority. The approved management plan shall be implemented and remain in-situ in accordance with the details contained within it."

In order to discharge Condition 20, please find enclosed the following document:

- Bird Hazard Management Plan prepared by Workman.

Condition 22

Condition 22 states:

"The development hereby approved shall be implemented in accordance with the measures as set out within Section 5 (Sustainability) of the Design and Access Statement (version P03, Sept 2021) stamped as received by the City Council as local planning authority on 1 April 2022, including: measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance."

Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works."

In order to discharge Condition 22, please find enclosed the following documents:

- Letter from McLaren Construction confirming which sustainability measures have been incorporated;
- Photo schedule prepared by McLaren Construction evidencing the sustainability measures.

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 in a small dot.

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