

Our Ref: 04C100633
Your Ref: PP-12036998

02 May 2023

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

Dear Mr Lawless

Submission of a full planning application for a warehouse and distribution unit (Use Class B8) at Hangar 4, Pinfold Lane, Manchester Airport, M90 5PQ

Avison Young has been instructed by Threadneedle Curtis Ltd to submit a full planning application which proposes the following development at Hangar 4, Manchester Airport:

'Full planning application for the erection of a warehouse building (Use Class B8) with ancillary office accommodation, and associated parking, access, landscaping and other works.'

The application documentation has been submitted via Planning Portal (Ref. PP-12036998) and a schedule of supporting documents is attached to this covering letter. This is in line with what has been agreed during pre-application discussions with the Council.

I trust that this is satisfactory for the Council to enable a swift validation of the application. Should you require any further information or wish to discuss the application then 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

Submission Schedule

Document	Reference	Consultant
Administrative Documents		
Application Form	PP-12036998	Avison Young
Application Fee	£31,861.20	Avison Young
Covering Letter	April 2023	Avison Young
Plans		
Site Location Plan	020993-RPS-SI-XX-DR-A-0100-P01	RPS
Existing Site Plan	020993-RPS-SI-XX-DR-A-0101-P01	RPS
Existing Elevations	020993-RPS-SI-XX-DR-A-0103-P01	RPS
Existing Floor Plan	020993-RPS-SI-XX-DR-A-0104-P01	RPS
Proposed Site Layout	020993-RPS-SI-XX-DR-A-0110-P01	RPS
Proposed Elevations	020993-RPS-SI-XX-DR-A-0111-P01	RPS
Proposed Sections	020993-RPS-SI-XX-DR-A-0112-P01	RPS
Proposed Building Plan	020993-RPS-SI-XX-DR-A-0113-P02	RPS
Proposed Office Plan	020993-RPS-SI-XX-DR-A-0114-P02	RPS
Proposed Roof Plan	020993-RPS-SI-XX-DR-A-0115-P01	RPS
Fencing Detail	020993-RPS-SI-XX-DR-A-0116-P01	RPS
Cycle Shelter Details	020993-RPS-SI-XX-DR-A-0117-P01	RPS
Proposed Site Plan Services	020993-RPS-SI-XX-DR-A-0118-P01	RPS
Proposed Levels and Contours Plan	B041631 TTE 00 ZZ DR C 0620-P01	Tetra Tech
Drainage GA	B041631 TTE 00 ZZ DR C 0500	Tetra Tech
Landscape Proposals Sheet 1 of 2	JSL4762-RPS-XX-EX-DR-L-9001	RPS

Landscape Proposals Sheet 2 of 2	JSL4762-RPS-XX-EX-DR-L-9002	RPS
Documents		
Supporting Planning Statement	April 2023	Avison Young
Design and Access Statement P02	April 2023	RPS
Preliminary Ecological Appraisal	April 2023	Tetra Tech
Flood Risk and Drainage Assessment	April 2023	Tetra Tech
Arboricultural Impact Assessment	April 2023	RPS
Geo-Environmental Desk Study	February 2023	Tetra Tech
External Lighting Strategy	April 2023	Tetra Tech
Hangar 4 Development Review	March 2023	Manchester Airport Group
Solar Photovoltaic Glint and Glare	March 2023	Pager Power
Refuse Strategy	March 2023	RPS
Local Employment Plan	March 2023	McLaren
EV Technical Submittal	March 2023	West Lancashire Group
Transport Statement	April 2023	Tetra Tech
Framework Travel Plan	April 2023	Tetra Tech
Utilities Strategy	April 2023	Tetra Tech
Construction Method Statement	April 2023	McLaren
Samples Schedule	April 2023	RPS
Hangar 4 Development Review	March 2023	Manchester Airport Group
Crime Impact Statement	April 2023	GMP