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Our Ref: 04C100633

Your Ref: PP-12295380

11 July 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 5, 15, and 18 and provide updated information to discharge Condition 17 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 5

Condition 5 states:

> *"No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:*
>
> *a) Verification report providing photographic evidence of construction as per design drawings;*
>
> *b) As built construction drawings if different from design construction drawings;*
>
> *c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other*

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arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime."

In order to discharge Condition 5, please find enclosed the following documents:

- Proposed Drainage Sheet 1 of 2, prepared by AECOM;
- Proposed Drainage Sheet 2 of 2, prepared by AECOM;
- Building 401 Drainage Strategy Report, prepared by AECOM; and,
- Building 401 Drainage Strategy Drawing, prepared by AECOM.

It should be noted that the as built drainage drawings are the same as the drainage design drawings.

Condition 15

Condition 15 states:

"No part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking."

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

- General Parking Arrangements Sheet 1 of 2 (ref: 60663052-ACM-401-XX-DR-C-11002);
- General Parking Arrangements Sheet 2 of 2 (ref: 60663052-ACM-401-XX-DR-C-11003); and,
- Cycle Shelter Details (ref: 020598-RPS-SI-XX-DR-A-5007)

The scheme will provide three cycle shelters, one per unit. Each cycle shelter provides covered and secure cycle storage for 12 bikes, meaning there are a total of 36 cycle parking spaces across the scheme.

Condition 17

Condition 17 states:

"Above-ground construction works shall not commence until details of the vehicle charging points to be incorporated into the development have been submitted to and approved by the City Council as Local Planning Authority. The approved scheme shall thereafter be implemented prior to the occupation of the development hereby approved."

In order to discharge Condition 17, please find enclosed the following documents:

- Technical Submittal Data Sheet- EVA-07S-SE-RFID-4G- 7.3kW Pro Earth Wall AC Charger Single Gun RFID 4G & SIM;
- General Parking Arrangements Sheet 1 of 2 (ref: 60663052-ACM-401-XX-DR-C-11002);
- General Parking Arrangements Sheet 2 of 2 (ref: 60663052-ACM-401-XX-DR-C-11003); and,
- Electrical External Services Plan, which demonstrates the following provision of EV charging spaces:

- Unit A 3 Vehicles
- Unit B 2 Vehicles
- Unit C 2 Vehicles
- Plus, ducting to all other indicated parking spaces for future EV charging to be added at a later date.

It should be noted that the requirements of Condition 17 have previously been discharged on the 29th March 2023 as part of condition discharge application CDN/22/0892. The technical submittal datasheet submitted with this current application will supersede the technical datasheet submitted as part of application CDN/22/0892. The remainder of the application documents are the same as those approved under application CDN/22/0892.

Condition 18 part b

Condition 18 part b states:

> *"Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority."*

In order to discharge Condition 18 part b please find enclosed McLaren- M1557 Manchester Airport Local Labour Report detailing the person days on site, categorised by the operative distances from the site.

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

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For and on behalf of Avison Young (UK) Limited