

21<sup>st</sup> December 2022

**Delivered via Planning Portal**

Rob Griffin  
Principal Planner  
Development Management South  
Planning, Licensing and Building Control  
Growth and Development Directorate  
Manchester City Council  
PO Box 532  
Manchester  
M60 2LA

Dear Rob,

**APPLICATION FOR FULL PLANNING PERMISSION FOR INDUSTRIAL & LOGISTICS DEVELOPMENT | LAND ADJACENT TO ATLAS BUSINESS PARK, SIMONSWAY, MANCHESTER, M22 5PR**

On behalf of our client, Aviva Investors ('the applicant'), I am pleased to enclose an application for Full Planning Permission in respect of the redevelopment of land adjacent to Atlas Business Park in Wythenshawe, Manchester ('the site'). This application proposal will deliver five new warehouse units for industrial (Use Class E(g)(iii) and B2) and logistics (Use Class B8) development.

The description of the proposed development is as follow:

*Application for full planning permission for the severable and phased construction of five units (light industrial (Use Class E(g)(iii), general industrial (Use Class B2) and/or storage or distribution (Use Class B8), together with ancillary offices (Use Class E(g)(i)) and associated service yards, parking, landscaping, amenity space and infrastructure, with vehicular access off Simonsway.*

The application has been submitted via the Planning Portal (reference. PP-11761682) and comprises a suite of information to enable the Council's full and proper consideration of the application. The application is supported by the following drawings & documents:

- Covering Letter, prepared by Turley
- Application Forms and Certificates, prepared by Turley
- Community Infrastructure Level Questions Form, prepared by Turley
- Site Location Plan (drawing ref. 20071-PL101), prepared by Hale
- Architectural Drawings, prepared by Hale, including:
  - Existing Site Plan (drawing ref. 20071-PL102A)
  - Proposed Site Plan (Ground Level) (drawing ref. 20071-PL 201J)
  - Proposed Site Plan (Roof Level) (drawing ref. 20071-PL 202C)

- Proposed Site Plan (Partial Extent) (drawing ref. 20071-PL208A)
- Separation Distances and Section A (drawing ref. 20071-PL 330A)
- Proposed Site Sections (drawing ref. 20071-PL310B)
- Proposed Site Elevations (drawing ref. 20071-PL320B)
- Unit 1 Proposed Plan (drawing ref. 20071-PL210)
- Unit 1 Proposed Elevations (drawing ref 20071-PL215A)
- Units 2 & 3 Proposed Plans (drawing ref. 20071-PL220)
- Units 2 & 3 Proposed Elevations (drawing ref. 20071-PL225A)
- Unit 4 Proposed Plans (drawing ref. 20071-PL240)
- Unit 4 Proposed Elevations (drawing ref. 20071-PL245A)
- Unit 5 Proposed Plans & Elevations (drawing ref. 20071-PL255B)
- Soft Landscape Proposals (drawing ref, 22-103-P-02 Rec A), prepared by BEA
- Proposed Level Plans, prepared by Ridge and Partners, including:
  - Proposed Levels Sheet 1 (5017477-RDG-ZZ-XX-DR-C-0601-P02)
  - Proposed Levels Sheet 2 (5017477-RDG-ZZ-XX-DR-C-0602-P02)
  - Cut & Fill Sheet 1 (5017477-RDG-ZZ-XX-DR-C-0603-P02)
  - Cut & Fill Sheet 2 (5017477-RDG-ZZ-XX-DR-C-0604-P02)
- Design and Access Statement, prepared by Hale
- Planning Statement, prepared by Turley
- Community Engagement Statement, prepared by Turley Strategic Communications
- Landscape and Visual Impact Assessment, prepared by Turley LVIA
- Aerodrome Safeguarding Assessments, including:
  - Communications, Navigation & Surveillance (CNS) Technical Safeguarding Assessment, prepared by Osprey
  - Obstacle Limitation Surfaces (OLS) Assessment, prepared by Osprey
  - Instrument Flight Procedure (IFP) Assessment, prepared by Osprey
  - Instrument Landing System (ILS) Assessment, prepared by Cyrrus
  - Solar Panel Glint & Glare Assessment, prepared by Osprey
  - Wind Shear Turbulence Survey, prepared by Bfluid
- Air Quality Assessment, prepared by Delta Simons
- Archaeological Desk Based Assessment, prepared by Delta Simons
- Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement, prepared by James Royston
- Crime Impact Statement, prepared by GMP Design for Security
- Ecological Impact Assessment, prepared by Delta Simons
- Biodiversity Net Gain Assessment, prepared by Delta Simons

- Flood Risk Assessment and Drainage Strategy, prepared by Ridge and Partners
- Heritage Statement, prepared by Turley Heritage
- Lighting Assessment, prepared by Kingfisher
- Noise Impact Assessment, prepared by Delta Simons
- Preliminary Geo-Environmental Risk Assessment, prepared by Delta Simons
- Stage 2 Detailed Explosive Ordnance Risk Assessment, prepared by Impartial Assessments
- Sustainability and Energy Statement, prepared by Yonder
- Transport Statement, prepared by Vectos
- Travel Plan, prepared by Vectos
- Economic Benefits Statement, prepared by Turley Economics
- Market Report, prepared by JLL and B8 Real Estate

The requisite fee of £88,855.20 has been paid via Planning Portal.

I trust that you have sufficient information to register and determine this application and we look forward to receiving your confirmation of receipt and projected timescale for determination as soon as possible. In the meantime, if you have any queries or require anything further please do not hesitate to contact me.

Yours sincerely,



Thomas Lord  
**Senior Planner**

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