

Our Ref: 04C100633-401S73

Your Ref: PP-11765458

04 January 2023

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

Dear Mr Lawless,

BUILDING 401, AVRO WAY, MANCHESTER AIRPORT, M90 5XR: SECTION 96a APPLICATION TO PLANNING PERMISSION 131892/FO/2021

Avison Young has been instructed on behalf of Threadneedle Curtis Ltd to submit an application under Section 96a (non-material amendment) of the Town and Country Planning Act (1990) to planning permission 131892/FO/2021 at Building 401, Avro Way, Manchester Airport, M90 5XR ('the site').

Full planning permission was previously granted on 2nd February 2022 for the following development at the site (LPA reference: 131892/FO/2021):

'Erection of a terrace of three Class B8 warehouse units (7,845m² gross internal floor area) with associated parking, access and landscaping, following demolition of existing building.'

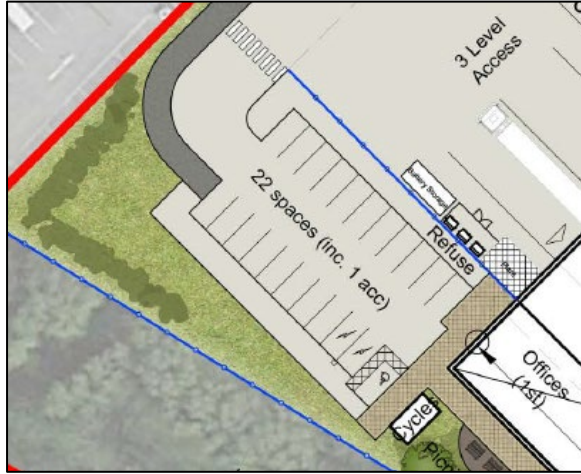
The application was subsequently amended via Section 73 on 07th July 2022 (LPA reference: 133408/JO/2022).

'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.'

Proposed Non-Material Amendment

This NMA application seeks to amend the approved planning drawings of the latest approval to show the following changes:

- Splayed Car Park layout, which has also impacted on the landscape arrangements.

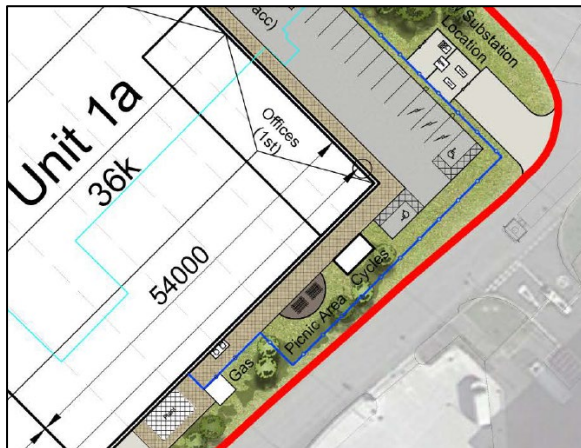


Approved Block Plan 020598-RPS-SI-XX-DR-A-0110 Rev P06



Proposed Block Plan 020598-RPS-SI-XX-DR-A-0110 Rev P07

- Relocation of the bike shelter and plant enclosure to the rear of Unit 1A which has also impacted on the landscaping arrangements.

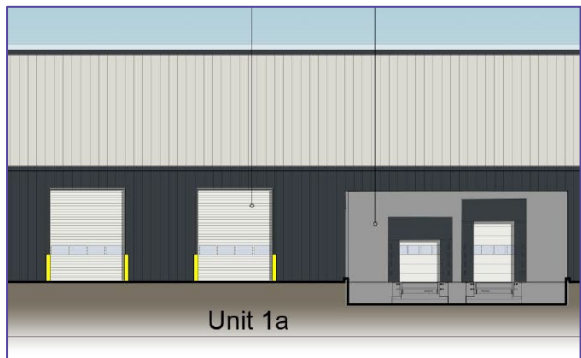


Approved Block Plan 020598-RPS-SI-XX-DR-A-0110 Rev P06

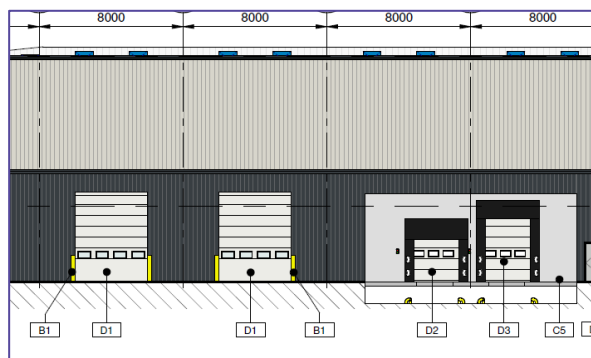


Proposed Block Plan 020598-RPS-SI-XX-DR-A-0110 Rev P07

- Installation of louvres at rooftop which is indicated by the blue boxes on the submitted elevation plans



Approved Elevation 020598-RPS-SI-XX-DR-A-0111 Rev P04



Proposed Elevation 020598-RPS-MB-XX-DR-A-5300 Rev P06

It is our professional opinion that these changes do not constitute a material change to the consent scheme and as such can be dealt with through a NMA (Section 96A application). In support of this application the following plans have been submitted for approval:

- Proposed Block Plan 020598-RPS-SI-XX-DR-A-0110 Rev P07
- Detailed Soft Landscape Sheet 1 of 2 JSL4034_RPS_XX_EX_DR_L_9002 P08
- Detailed Soft Landscape Sheet 2 of 2 JSL4034_RPS_XX_EX_DR_L_9003 P07
- Building Elevations Plan 020598-RPS-MB-XX-DR-A-5300 Rev P06

I trust that the above details are sufficient to validate the application to allow you to progress it towards determination at your earliest convenience. Should you have any queries, please do not hesitate to contact me.

Yours sincerely



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For and on behalf of Avison Young (UK) Limited