

Our Ref: 04C100633
Your Ref: 134103/FO/2022

17 February 2023

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

Dear David

Application: 134103/FO/2022- Full Planning Application for Erection of Three Terraces of Class B8 Warehouse Units at Argosy Drive, Manchester Airport- Submission of Updated Plans and Documents

On behalf of our client, Threadneedle Curtis Ltd, we are writing to inform you of proposed amendments to planning application 134103/FO/2022 at Argosy Drive, Manchester Airport.

The application was validated on 20th June 2022 for the following development:

"Proposed demolition of existing buildings on site and the erection of three terrace warehouse units (Use Class B8) with associated parking, access, landscaping and other works."

The application, submitted in June 2022 was for three terraces comprising 8, 4 and 3 units with a total internal floorspace of 13,746 sqm. An extract of the Layout Plan (Rev P04) submitted in June 2022 is included below.



The Applicant is seeking to amend the application to decrease the number of units contained within Terrace One (south western unit) from 8 to 6. The proposed parking arrangements at Terrace One are updated to reflect the change in units. Units Two and Three will remain unchanged. This is being proposed due to market demands on the size of B8 units and future occupier requirements. The updated total internal floorspace of the three terraces is 13,560m². An extract of the updated Proposed Site Plan (Rev P06), dated February 2023, is included below.



It is also requested that the description of development is updated for the application. When submitted via the planning portal the description of development was as follows:

"Proposed demolition of existing buildings on site and the erection of three terrace warehouse units (Use Class B8) with associated parking, access, landscaping and other works."

When the application was validated by MCC in June 2022 the Council amended the description of development as follows:

"Erection of three terraces of Class B8 warehouse units (8,289m² gross internal floor area) with associated parking, access and landscaping, following demolition of existing buildings."

The floor area included in MCC's description of development is incorrect for both the original application (13,746m²) and the updated application (13,560m²). As such we would request that the description of development is updated to remove reference to floor area, as originally submitted via the planning portal.

To reflect the updates to the scheme a number of plans and documents are to be superseded. The schedule below shows which plans and documents are being superseded to account for the changes to the scheme. The documents in ~~red with strikethrough~~ no longer form part of the application

Document	June 2022 Submission	January 2023 Update	Consultant/ Responsibility
Forms			
Application Form	June 2022	February 2023	Avison Young
Covering Letter	June 2022	February 2023	Avison Young
Plans			
Red Line Plan	020687-RPS-SI-XX-DR-A-0100 P02	020687-RPS-SI-XX-DR-A-0100 P02	RPS
Existing Site Plan	020687-RPS-SI-XX-DR-A-0101 P02	020687-RPS-SI-XX-DR-A-0101 P02	RPS
Existing Elevations	020687-RPS-SI-XX-DR-A-0102 P01	020687-RPS-SI-XX-DR-A-0102 P01	RPS
Proposed Site Plan	020697-RPS-XX-DR-0110-P03	020687-RPS-SI-XX-DR-A-0110-P06	RPS
Phasing Plan	020687-RPS-SI-XX-DR-A-0111 P04	020687-RPS-SI-XX-DR-A-0111 P05	RPS
Cycle Shelter Details	020687-RPS-SI-XX-DR-A-0112 P04	020687-RPS-SI-XX-DR-A-0112 P05	RPS
Proposed Elevations Unit 1	020687-RPS-SI-XX-DR-A-0121 P03	020687-RPS-SI-XX-DR-A-0121 P05	RPS
Proposed Building Plan Unit 1	020687-RPS-SI-XX-DR-A-0122 P03	020687-RPS-SI-XX-DR-A-0122 P05	RPS
Site Sections Unit 1	020687-RPS-SI-XX-DR-A-0123 P03	020687-RPS-SI-XX-DR-A-0123 P04	RPS
Proposed Roof Plan Unit 1	020687-RPS-SI-XX-DR-A-0124 P02	020687-RPS-SI-XX-DR-A-0124 P04	RPS
Proposed Elevations Unit 2	020687-RPS-SI-XX-DR-A-0131 P02	020687-RPS-SI-XX-DR-A-0131 P02	RPS
Proposed Building Plan Unit 2	020687-RPS-SI-XX-DR-A-0132 P02	020687-RPS-SI-XX-DR-A-0132 P02	RPS
Site Sections Unit 2	020687-RPS-SI-XX-DR-A-0133 P03	020687-RPS-SI-XX-DR-A-0133 P03	RPS
Proposed Roof Plan Unit 2	020687-RPS-SI-XX-DR-A-0134 P02	020687-RPS-SI-XX-DR-A-0134 P02	RPS
Proposed Elevations Unit 3	020687-RPS-SI-XX-DR-A-0141 P03	020687-RPS-SI-XX-DR-A-0141 P03	RPS
Proposed Building Plan Unit 3	020687-RPS-SI-XX-DR-A-0142 P02	020687-RPS-SI-XX-DR-A-0142 P02	RPS
Site Sections Unit 3	020687-RPS-SI-XX-DR-A-0143 P03	020687-RPS-SI-XX-DR-A-0143 P03	RPS

Proposed Roof Plan Unit 3	020687-RPS-SI-XX-DR-A-0144 P02	020687-RPS-SI-XX-DR-A-0144 P02	RPS
Proposed Levels	60663052-ACM-ArA-XX-DR-C-10001_P01	To supplement submission	RPS
Landscape Strategy 1 of 2	JSL4364-RPS-XX-EX-DR-L-9001_P01	N/A	N/A
Landscape Strategy 2 of 2	JSL4364-RPS-XX-EX-DR-L-9002_P01	N/A	N/A
Detailed Landscape Proposals 1 of 2	JSL4364-RPS-XX-EX-DR-L-9003_P01	N/A	N/A
Detailed Landscape Proposals 2 of 2	JSL4364-RPS-XX-EX-DR-L-9004_P01	N/A	N/A
Ecological Enhancements & Planting Plan Part 1	N/A	AT.22.1242.200r1	Amenity Tree
Ecological Enhancements & Planting Plan Part 2	N/A	AT.22.1242.201r1	Amenity Tree
Logistics Drawings	N/A	KM-ADM-DR-002-RevA	RPS
Reports			
Supporting Planning Statement	April 2022	February 2023	Avison Young
Solar Photovoltaic Glint and Glare Study	April 2022	November 2022	Pager Power
Design and Access Statement	April 2022	January 2023	RPS
Planting Schedule and Specification	April 2022	N/A	N/A
Waste Management Strategy Proforma	April 2022	January 2023	RPS
Flood Risk Assessment	April 2022	April 2022	AECOM
Drainage Strategy	April 2022	Drainage Strategy Planning Addendum January 2023	Tetra Tech
Utilities Strategy	March 2022	Utility Strategy Addendum January 2023	Tetra Tech
Preliminary Ecology Appraisal Report	February 2022	Assessment of Biodiversity Argosy Way	Amenity Tree

Arboricultural Impact Assessment	March 2022	March 2022	AECOM
Interim Travel Plan	March 2022	March 2022	AECOM
Transport Statement	March 2022	Transport Assessment Addendum January 2023	AECOM
External Lighting Strategy Report	March 2022	External Lighting Strategy Addendum January 2023	AECOM
Phase 1 Tier 1 Geo-environmental and Geotechnical Assessment	March 2022	March 2022	AECOM
Photographic Schedule	January 2022	January 2022	Venture Workman Projects
COMAH Technical Note	March 2022	March 2022	RAS Ltd
Local Labor Agreement- Statement of Intent	May 2022	December 2022	MAG
Crime Impact Statement	May 2022	November 2022	GMP
Site Waste Management Plan	N/A	December 2022	RPS
Swept Path Drawings	N/A	KM-ADM-DR-003 Rev A KM-ADM-DR-004 Rev A KM-ADM-DR-005 Rev A KM-ADM-DR-006 Rev A KM-ADM-DR-007 Rev A	Knockmoy Consultancy
Overall Outline Construction Programme	N/A	December 2022	Knockmoy Consultancy
Construction and Environment Outline Method Statement	N/A	December 2022	Knockmoy consultancy

I trust the above is in order and the letter provides sufficient detail relating to the updates to the application. Should you require any additional information please do not hesitate to contact me.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'ED', followed by a long, wavy horizontal line that ends in a small dot.

Emily Davies
Associate Director
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emily.j.davies@avisonyoung.com
For and on behalf of Avison Young (UK) Limited