

Our Ref: 04C100633-401S73

Your Ref: PP-11765415

22 December 2022

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 73 APPLICATION TO VARY CONDITION 7 OF PLANNING PERMISSION 133408/JO/2022

Avison Young has been instructed on behalf of Threadneedle Curtis Ltd to submit an application under Section 73 of the Town and Country Planning Act (1990) to regularise matters by varying the wording of Condition 7 of planning permission 133408/JO/2022 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.'

Condition 07

Condition 07 states:

'Above-ground construction works shall not commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how Secured by Design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.'

The applicant has undertaken detailed conversations with Secure by Design with regards to the delivery of security measures. It has been agreed that the main contractor will be responsible for the base build and it will be up to the tenants to install the items over and above this if they wish including boundary treatments, access controls, intruder alarms and CCTV. Due to the applicant not having any control over whether the future tenants will install the additional items, we propose to amend the condition so that it reflects up to base build only as this is within our scope of works with the main contractor. GMP have confirmed that they would agree to undertake an inspection following completion of the base build and issue the letter to confirm the building shells are SBD compliant. This would not be the full SBD award but would confirm the building is SBD compliant.

In terms of how to reflect this in the condition wording this application seeks the amend the wording as follows:

~~'Above ground construction works shall not~~ *The development shall, in so far as it relates to the base build, be constructed in full accordance with those items not highlighted within the Secure by Design Checklist dated 10th May 2022* ~~until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how Secured by Design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of Secured by Design~~ *compliance* ~~accreditation.'~~

The SBD checklist (dated 10th May 2022) which has been discussed and agreed with GMP is included within this submission. As per above, the wording of the first part of the condition has been amended accordingly.

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