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Our Ref: 04C100633

Your Ref: PP-11752475

8 December 2022

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 12 and 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 12

Condition 12 states:

> *"Above-ground construction works shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal), as recommended by the Phase 1 Tier Geo-Environmental and Geotechnical Assessment and the Preliminary Risk Assessment (Aecom, Reference: 60663052), has been submitted to and approved in writing by the City Council as local planning authority.*
>
> *The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority."*

In order to discharge Condition 12, please find enclosed the following documents prepared by AECOM:

- Phase I Geotechnical and Geonvironmental Assessment; and,
- Ground Investigation Report.

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, the following documents are enclosed:

- 'Podpoint' Fast Chargin Solo 3- Freestanding Mount Datasheet;
- General Arrangement Sheet 1;
- General Aranagement Sheet 2; 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.

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

Yours sincerely

Emily Davies
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For and on behalf of Avison Young (UK) Limited