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Our Ref: 04C400749/ED/KW

Your Ref: PP-14653371

3rd February 2026

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

Dear David

Argosy Drive, World Freight Terminal, Manchester Airport, M90 5PL- Discharge of Condition 23 on Planning Permission Reference: 134103/FO/2022

On behalf of our client, Trilogy Logistics REIT MAN Propco Limited, please find enclosed an application to formally discharge requirements of Condition 23 pursuant to planning permission 134103/FO/2022 relating to Argosy Drive, World Freight Terminal, Manchester Airport.

Full planning permission was granted on 17 August 2023 for the following development:

"Erection of three terraces of Class B8 warehouse units (13,560m² gross internal floor area) with associated parking, access and landscaping, following demolition of existing buildings"

An application to discharge Condition 23 was previously submitted under ref: **CDN/25/0816** but was refused by Manchester City Council on 10th November for the following reasons:

- *"Section 2.2.6 in the 'Landscaping' section still refers to planting Scots Pine. The authors state that there are no berry bearing species in the planting. The concerns relating to Scots Pine are not related to berries. The robust crown of Scots Pine is attractive to nesting rooks, potentially leading to the formation of rookeries.*
- *Section 3.2.21 in 'The Removal of Waste' section still refers to egg oiling as a control method.*
- *The BHMP currently uses 'should' when the commitment of 'will' is more appropriate for this document. The document should, therefore consistently refer to 'will"*

The relevant planning condition per the decision notice is copied below in full, with explanatory text to explain what has been amended in this new submission to satisfy the condition.

Condition 23

Condition 23 states:

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23) No development to take place until a Bird Hazard Management Plan, covering both the construction phase and occupational phase, has been submitted to and approved by the City Council as local planning authority. The development shall be implemented and thereafter maintained in accordance with the approved management plan.

In order to discharge Condition 23 please find enclosed the following submission information:

- Argosy Drive Bird Hazard Management Plan (Reference. 2489460-D01(06)).
- Argosy Way Ecological Enhancements & Planting Plan (Reference. AT.22.1242.201r4)

In response to the Council's refusal, the following changes have been made:

- The document has now been updated to change accidental duplication and has replaced the use of "should" with "will" where appropriate. For instance, it is not deemed appropriate to alter the guidance document in Appendix A.
- The reference to "egg oiling" as a control method in section 3.2.21 has now been removed.
- An updated Landscaping Plan has been included which removes reference to planting Scots Pine and instead proposes the planting of Acer Campestre.
- The Bird Hazard Management Plan confirms that: "*no trees have been planted, nor will any be planted, that produce berries attractive to foraging birds or that develop dense crowns capable of supporting nesting rooks. This specifically excludes pine species, which could otherwise encourage the establishment of rookeries".*

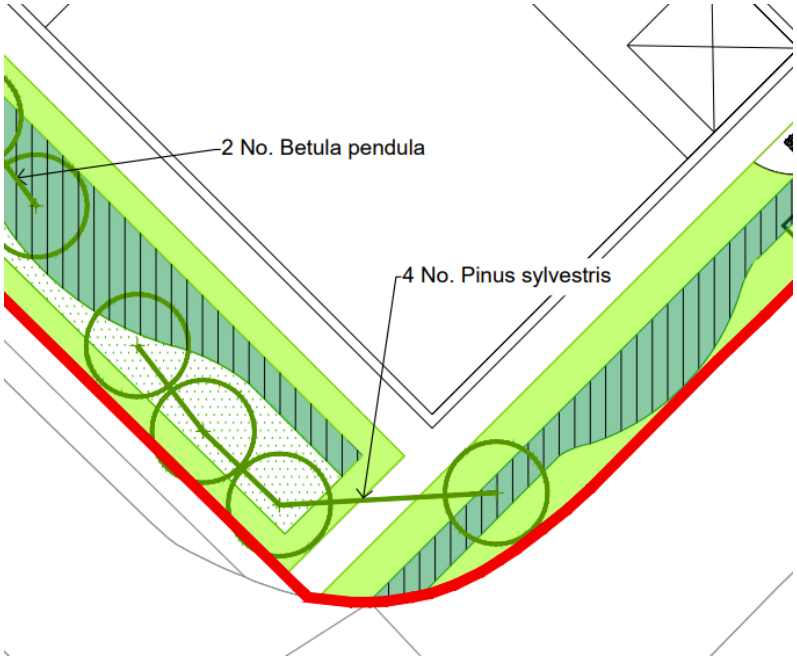


Figure 1: Snippet from the approved Ecological Enhancements & Planting Plan (part 2) (ref: AT.22.1242.201r1) showing the location of Scots Pine (Pinus sylvestris).

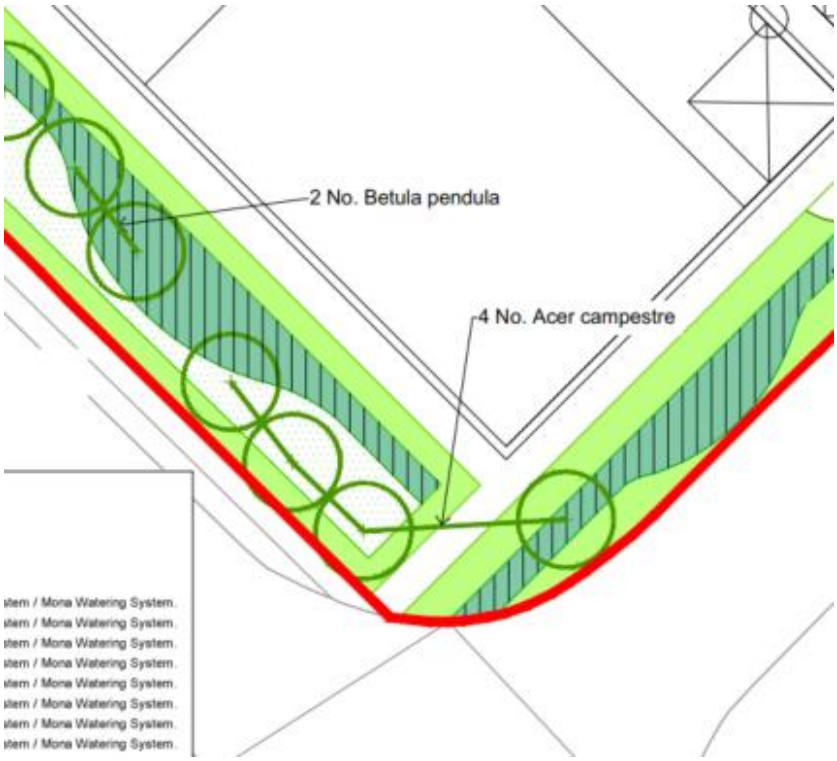


Figure 2: Snippet from the updated Ecological Enhancements & Planting Plan (ref: AT.22.1242.201r4) showing the location of the proposed 4 no. Acer Campestre which has replaced the Pinus sylvestris.

All the submission material to support the application has been submitted to the Council via the Planning Portal (Ref: PP-14653371. The application fee of £383 (including £85 Planning Portal Service Fee) has been paid via BACS payment.

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

[redacted]

Emily Davies
Director
[redacted]
For and on behalf of Avison Young (UK) Limited