

4 December 2025

Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Albert Square
Manchester M60
FAO Rob Griffin

Dear Rob,

Manchester Business Park - Application for Full Planning Permission

Please find enclosed application for Full Planning Permission for the redevelopment of Manchester Business Park, Aviator Way, Manchester. The Applicant is Ask Real Estate MBP Ltd (hereinafter referred to as 'the Applicant').

Extending to approximately 3.21 ha, the Site is bound to the north by an established residential neighbourhood; to the east and west by commercial uses and to the south by Aviator Way and the A55 Ringway Road West.

The Proposed Development

The Proposed Development comprises a new prime logistics and light industrial scheme to address an undersupply of small and medium-sized industrial units in the market. It aims to create highly attractive spaces tailored for a diverse range of businesses, including those in high technology, logistics, and warehousing sectors. Strategically located near Manchester Airport and the MIX Manchester Strategic Regeneration Framework (SRF), the Proposed Development is ideally positioned to deliver sustainable logistics units.

The Proposed Development comprises the following elements:

- 9 no. commercial B2 (General Industry) and B8 (Storage and Distribution) units and ancillary office space amounting to c.10,167 sq.m (GIA)
- 145 car parking spaces, including 12 accessible and 18 EV spaces (with futureproofed provision for 26 additional EV spaces);
- Internal circulation road and loading areas; and

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- Associated landscaping

Description of Development

The description of the Proposed Development on the application for Full Planning Permission is set out below:

Full Planning Permission for the development of 9.no new prime logistics units (Use Class B2 (General Industry) and B8 (Storage and distribution)), along with car parking, cycle parking, landscaping, servicing and access arrangements and other associated works.”

Application Documentation

The Covering Letter should be read in conjunction with the following documents submitted with this application:

- Planning Application Form prepared by Deloitte;
- Application Site Boundary and Location Plan (Doc Ref: 13502-AEW-SI-XX-DR-A-05000-S2-P03), prepared by AEW Architects;
- Full drawing pack prepared by AEW Architects (please refer to Appendix 1);
- Design and Access Statement prepared by AEW Architects;
- Accommodation Schedule prepared by AEW Architects;
- Landscape Strategy and drawings, prepared by Land Studio;
 - Landscape General Arrangement (Doc Ref: 468-LST-XX-XX-DR-L-0101_P11)
 - Existing Vegetation (Doc Ref: 468-LST-XX-XX-DR-L-0102)
 - Landscape Material Schedule (Doc ref. 468-LST-XX-XX-RP-L-0003)
- Design and Access Statement (including Landscape Strategy) prepared by AEW Architects (with inputs from Land Studio)
- Accommodation Schedule prepared by AEW Architects
- Visual Impact Assessment prepared by Land Studio
- Lighting Strategy prepared by Hannan Associates
- Planning Statement prepared by Deloitte

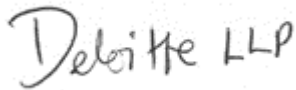
- Statement of Community Involvement prepared by Deloitte
- Green and Blue Infrastructure Statement prepared by Deloitte
- Acoustic Assessment prepared by Waterman Infrastructure & Environment Ltd
- Air Quality Assessment prepared by Redmore Environmental
- Archaeological Assessment prepared by Lanpro
- Crime Impact Statement prepared by Graphite Security
- Construction Management Plan prepared by Ask Real Estate Ltd
- Ecology Assessment and Biodiversity Net Gain Metric prepared by Land Studio
- Tree Impact Report prepared by Bowland Tree Consultancy
- Environmental Standards Statement and Energy Statement prepared by Hannan Associates
- Energy and Carbon Statement prepared by Hannan Associates
- Energy and Carbon Proforma prepared by Hannan Associates
- Flood Risk Assessment prepared by Renaissance
- Drainage Strategy prepared by Renaissance
- Ground Conditions Phase 1 Desktop Study prepared by Brownfield Solutions
- UXO Pre-desktop Report prepared by Zetica
- Local Labour Agreement prepared by Ask Real Estate Ltd
- Transport Statement prepared by Waterman Infrastructure & Environment Ltd
- Framework Travel Plan prepared by Waterman Infrastructure & Environment Ltd
- Framework Delivery and Servicing Management Strategy prepared by Waterman Infrastructure & Environment Ltd
- Ventilation and Extraction Statement prepared by Hannan Associates
- Daylight Sunlight Report prepared by Proximity

Application Fee

Payment of the planning application fee in the sum of £ 49,151 (plus £85 service charge) has been made via the Planning Portal (ref: PP-14530308). I would be grateful if you could please confirm receipt of this fee.

We would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact my colleagues Eve Grant (0161 455 6483 / evgrant@deloitte.co.uk) or Eithne FitzGerald (01614556963 / eithnefitzgerald@deloitte.co.uk).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP

Appendix 1 – Drawing Pack prepared by AEW Architects

- **Existing and Proposed Site Plans, Sections and Elevations**
 - Proposed Site Plan (Ref: 13502-AEW-SI-XX-DR-A-05010-S2-P03)
 - Existing Site Plan (Ref: 13502-AEW-SI-XX-DR-A-05010-S2-P03)
 - Proposed External Works Plan (Ref. 13502-AEW-SI-XX-DR-A-05011-S2-P03)
 - Proposed Boundary Treatment Plan (Ref. 13502-AEW-SI-XX-DR-A-05012-S2-P03)
 - Proposed Cycle Shelter Plan (Ref. 13502-AEW-SI-XX-DR-A-05013-S2-P02)
 - Proposed Refuse Store Plan (Ref. 13502-AEW-SI-XX-DR-A-05014-S2-P02)
 - Illustrative BNG Additional Areas Plan (Ref. 13502-AEW-SI-XX-DR-A-05015-S2-P01)
 - Proposed Site Section (Ref. 13502-AEW-XX-XX-DR-A-05500-S2-P02)
- **Unit 1 Drawings**
 - Unit 1 Proposed GA Roof Plan (Ref. 13502-AEW-B1-RF-DR-A-05122-S2-P03)
 - Unit 1 Proposed Overall GA Plans (Ref. 13502-AEW-B1-ZZ-DR-A-05120-S2-P02)
 - Unit 1 Proposed Typical GA Office Plan (Ref. 13502-AEW-B1-ZZ-DR-A-05121-S2-P02)
 - Unit 1 - Proposed GA Elevations (Ref. 13502-AEW-B1-ZZ-DR-A-05130-S2-P03)
 - Unit 1 - Proposed GA Sections (Ref. 13502-AEW-B1-ZZ-DR-A-05150-S2-P01)
- **Unit 2 Drawings**
 - Unit 2 - Proposed Overall GA Plans (Ref. 13502-AEW-B2-ZZ-DR-A-05220-S2-P02)
 - Unit 2 - Proposed Typical GA Office Plans (Ref. 13502-AEW-B2-ZZ-DR-A-05221-S2-P02)
 - Unit 2 - Proposed GA Roof Plan (Ref. 13502-AEW-B2-ZZ-DR-A-05222-S2-P02)

- Unit 2 - Proposed GA Elevations (Ref. 13502-AEW-B2-ZZ-DR-A-05230-S2-P03)
- Unit 2 - Proposed GA Sections (Ref. 13502-AEW-B2-ZZ-DR-A-05250-S2-P01)
- **Unit 3 Drawings**
 - Unit 3 Proposed GA Roof Plan (Ref. 13502-AEW-B3-RF-DR-A-05322-S2-P02)
 - Unit 3 Proposed Overall GA Plans (Ref. 13502-AEW-B3-ZZ-DR-A-05320-S2-P02)
 - Unit 3 Proposed Typical GA Office Plans (Ref. 13502-AEW-B3-ZZ-DR-A-05321-S2-P02)
 - Unit 3 - Proposed GA Elevations (Ref. 13502-AEW-B3-ZZ-DR-A-05330-S2-P03)
 - Unit 3 - Proposed GA Sections (Ref. 13502-AEW-B3-ZZ-DR-A-05350-S2-P01)
- **Unit 4 Drawings**
 - Unit 4 - Proposed GA Roof Plan (Ref. 13502-AEW-B4-RF-DR-A-05422-S2-P02)
 - Unit 4 - Proposed GA Floor Plan (Ref. 13502-AEW-B4-ZZ-DR-A-05420-S2-P02)
 - Unit 4 - Proposed Typical GA Office Plan 13502-AEW-B4-ZZ-DR-A-05421-S2-P02)
 - Unit 4 - Proposed GA Elevations (Ref. 13502-AEW-B4-ZZ-DR-A-05430-S2-P04)
 - Unit 4 - Proposed GA Sections (Ref. 13502-AEW-B4-ZZ-DR-A-05450-S2-P01)