

Our Ref: 04C400749/ED

Your Ref: PP-14648051

23rd January 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 - Partial Discharge of Condition 26 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 partially discharge requirements of Condition 26 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 26 was previously submitted under ref: CDN/25/0817 but was refused by Manchester City Council on 6th January 2026 because the following information was still outstanding:

- *24-hour emergency contact number.*
- *Swept path assessments which demonstrates the largest anticipated delivery & construction vehicle accessing the site and into the compound area (via Argosy Drive) and then exiting the site back onto Viscount Drive in a forward gear.*
- *There is an existing bus stop adjacent to the site – Clarification is sought on whether the proposed construction works will affect the operation of the bus stop.*
- *A copy of the dilapidation survey of the area surrounding the site pre-construction for review. A survey will need to be undertaken post-construction.*

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 26

Condition 26 states:

26) No development shall take place until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition/construction period. The plan shall provide for:

- a) A construction programme including phasing of works;*
- b) 24 hour emergency contact number;*
- c) Expected number and type of vehicles accessing the site:- i) Deliveries, waste, cranes, equipment, plant, works, visitors; ii) Size of construction vehicles; iii) The use of a consolidation operation or scheme for the delivery of materials and goods; iv) Phasing of works;*
- d) Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction):- Programming; Waste management; Construction methodology; Shared deliveries; Car sharing; Travel planning; Local workforce; Parking facilities for staff and visitors; On-site facilities; A scheme to encourage the use of public transport and cycling;*
- e) Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;*
- f) Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;*
- g) Locations for storage of plant/waste/construction materials;*
- h) Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;*
- i) Arrangements to receive abnormal loads or unusually large vehicles;*
- j) Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;*
- k) Any necessary temporary traffic management measures;*
- l) Measures to protect vulnerable road users (cyclists and pedestrians);*
- m) Arrangements for temporary facilities for any bus stops or routes;*
- n) Bird Hazard Management Plan during construction (hazardous bird monitoring in liaison with Manchester Airport Operations, dispersal methods, management of habitat such as topsoil stockpiles and areas of temporary pooling, waste management)*
- o) Method of preventing mud being carried onto the highway;*
- p) Method of dust and smoke suppression;*
- q) Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.*

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

We are seeking a partial discharge of this condition, in relation to Phase 1 only, as per the approved Phasing Plan. The Phasing Plan which was approved under application reference 134103/FO/2022 is included within this submission for reference.

In order to partially discharge Condition 26 please find enclosed the following submission information:

- Construction and Environmental Project Management Plan with Appendices by McLaren
- Phasing Plan (ref. 020687-RPS-SI-XX-DR-A0111 P05)

All the submission material to support the application has been submitted to the Council via the Planning Portal (Ref: PP-14648051). 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



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