15 December 2025
L250806 - SAV Cover Letter

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SUBMITTED VIA PLANNING PORTAL REF: PP-14555077

Dear Jennifer,

SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
ERECTION OF TWO-STOREY WAREHOUSE UNITS (USE CLASS B2/ B8/ E(G)(iii)), WITH ANCILLARY OFFICES AND TRADE COUNTERS, ALONG WITH ALL ASSOCIATED WORKS INCLUDING LANDSCAPING, CAR PARKING AND ALTERATIONS TO ACCESS ARRANGEMENTS
CONCORD HOUSE, THREAPWOOD ROAD, WYTHENSHAWE
KARLIN VMH LTD, C/O GLOBAL MUTUAL

We write on behalf of the above client to apply for planning permission for the redevelopment of the above site to provide new industrial and logistics floorspace, along with all associated works, landscaping and access.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- This cover letter;
- The completed application forms and certificates;
- Planning and Economic Statement, undertaken by Savills;
- Air Quality Assessment, undertaken by Stantec;
- Biodiversity Net Gain Assessment, undertaken by Envance;
- Construction Management Plan, undertaken by Stantec;
- Crime Impact Statement, undertaken by GM Police;
- Design & Access Statement, undertaken by The Harris Partnership;
- Drainage Strategy, undertaken by Heyne Tillett Steel;
- Energy & Sustainability Statement, prepared by Cudd Bentley;
- Landscape & Planting Plans, undertaken by Gillespies;
- Noise Impact Assessment, undertaken by Stantec;
- Preliminary Ecological Appraisal and Preliminary Roost Assessment, undertaken by Envance;
- Transport Assessment, undertaken by Stantec;
- Travel Plan, undertaken by Stantec;
- Tree Survey and Arboricultural Impact Assessment, undertaken by ACS;
- The following plans/ drawings, undertaken by The Harris Partnership;
    - Dwg Ref: THPL-XX-XX-DR-A-PL-1100-P01 – Site Location Plan
    - Dwg Ref: THPL-XX-XX-DR-A-PL-1101-P01 – Existing Site Plan
    - Dwg Ref: THPL-XX-XX-DR-A-PL-1102-P01 – Existing Ground Floor Plan
    - Dwg Ref: THPL-XX-XX-DR-A-PL-1103-P01 – Existing First Floor Plan
    - Dwg Ref: THPL-XX-XX-DR-A-PL-1104-P01 – Existing Second Floor Plan Proposed Site Plan
    - Dwg Ref: THPL-XX-XX-DR-A-PL-1105-P01 – Existing Roof Plan
    - Dwg Ref: THPL-XX-XX-DR-A-PL-1106-P01 – Existing Sections

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- Dwg Ref: THPL-XX-XX-DR-A-PL-1107-P01 – Existing Elevations
- Dwg Ref: THPL-XX-XX-DR-A-PL-1108-P01 – Demolition Plan
- Dwg Ref: THPL-XX-XX-DR-A-PL-1110-P01 – Proposed Site Plan
- Dwg Ref: THPL-XX-XX-DR-A-PL-1111-P01 – Proposed Unit 1 Ground Floor Plan
- Dwg Ref: THPL-XX-XX-DR-A-PL-1112-P01 – Proposed Unit 1 First Floor Plan
- Dwg Ref: THPL-XX-XX-DR-A-PL-1113-P01 – Proposed Unit 1 Roof Plan
- Dwg Ref: THPL-XX-XX-DR-A-PL-1114-P01 – Proposed Unit 2 Ground Floor Plan
- Dwg Ref: THPL-XX-XX-DR-A-PL-1115-P01 – Proposed Unit 2 First Floor Plan
- Dwg Ref: THPL-XX-XX-DR-A-PL-1116-P01 – Proposed Unit 2 Roof Plan
- Dwg Ref: THPL-XX-XX-DR-A-PL-1117-P01 – Proposed Unit 3 Ground Floor Plan
- Dwg Ref: THPL-XX-XX-DR-A-PL-1118-P01 – Proposed Unit 3 First Floor Plan
- Dwg Ref: THPL-XX-XX-DR-A-PL-1119-P01 – Proposed Unit 3 Roof Plan
- Dwg Ref: THPL-XX-XX-DR-A-PL-1120-P01 – Proposed Unit 1 Sections
- Dwg Ref: THPL-XX-XX-DR-A-PL-1121-P01 – Proposed Unit 2 Sections
- Dwg Ref: THPL-XX-XX-DR-A-PL-1122-P02 – Proposed Unit 3 Sections
- Dwg Ref: THPL-XX-XX-DR-A-PL-1123-P01 – Proposed Unit 1 Elevations
- Dwg Ref: THPL-XX-XX-DR-A-PL-1124-P01 – Proposed Unit 2 Elevations
- Dwg Ref: THPL-XX-XX-DR-A-PL-1125-P01 – Proposed Unit 3 Elevations
- Dwg Ref: THPL-XX-XX-DR-A-PL-1126-P01 – Proposed Site Sections
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As the application has been submitted electronically via the Planning Portal website (**PP-14555077**), the requisite application fee has been paid by BACS transfer.

Conclusion

The technical plans and documents listed above are those which have been agreed are required in order for the Local Planning Authority to register and determine the application.

The plans and documents submitted confirm that the proposal accords with the development plan and there are no material considerations which outweigh the presumption in favour of development. Accordingly, the application should be approved and planning permission granted pursuant to Section 38(6) of the Planning and Compulsory Purchase Act 2004.

We trust that the details included within this submission provide you with sufficient information to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Matthew Sobic or Brad Wiseman at these offices.

Yours faithfully,

[redacted]

Savills (UK) Limited
Planning