11 York Street
Manchester
M2 2AW, United Kingdom
T: +44 161 228 1001
avisonyoung.com

Our Ref: 04C400749/ED/KW

Your Ref: PP-14662564

29th 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 4 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 4 was previously submitted under ref: CDN/25/0876 but was refused by Manchester City Council on 28th November 2025 because the submitted information was not deemed sufficient by the Local Lead Flood Authority.

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 4

Condition 4 states:

> *"4) No development, apart from demolition works, shall take place until the details of the surface water drainage works have been submitted to and approved in writing by the City Council as Local Planning Authority. Development shall take place in accordance with the submitted and approved surface water drainage works and shall be implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards.*

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Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to the guidance contained within the NPPF and NPPG and policies EN08 and EN14 In the Manchester Core Strategy."

To discharge this Condition, please find enclosed the following submission information:

- Surface Water Calculations produced by Causeway (ref: 30392-BGL-XX-XX-CA-D-00001-P02)
- Exceedance Flow Route produced by Burrows Graham (ref: 30392-BGL-XX-XX-DR-C-00211-P01)
- Response to the LLFA produced by Burrows Graham (ref: 30392-BGL-XX-XX-TN-D-00001-P01)
- Design Drawing produced by Hydro International (ref: SHE-0266-5470-3800-5470)
- SPEC Sheet (Viacon Twinstore Details) by Turbosider
- Ground Investigation Report by Tetra Tech (ref: 784-B038962)

All the submission material to support the application has been submitted to the Council via the Planning Portal (Ref: PP-14662564). 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