AVISON YOUNG

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

Our Ref: 04C400749/ED/KW

Your Ref: PP-14644499

22nd 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- Discharge of Condition 6 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 6 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 6 was previously submitted under ref: **CDN/25/1050** but was refused by Manchester City Council on 10th November for the following reasons:

- *The Technical Note submitted is related to Geotechnical findings and not Geoenvironmental (ground soils, ground gas) findings for the site. The Council requires the submission of the Intrusive Investigation.*

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 6

Condition 6 states:

> *"Above-ground construction works shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal), as recommended by the Phase 1 Tier Geo-Environmental and Geotechnical Assessment and the Preliminary Risk Assessment (Aecom 1 March 2022), has been submitted to and approved in writing by the City Council as local planning authority.*

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The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority."

In order to discharge Condition 6 please find enclosed the following submission information:

- Argosy Drive Development Phase 1, Manchester Airport (Ground Investigation Report) by Tetra Tech (September 2022)

All the submission material to support the application has been submitted to the Council via the Planning Portal (Ref: PP-14644499). 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

