

23 January 2026

Steven McCoombe
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA



Brad Wiseman
E: BrWiseman@savills.com
DL: +44(0) 7866 818021

SUBMITTED VIA PLANNING PORTAL REF: PP-14635216

Belvedere
12 Booth Street
Manchester M2 4AW
T: +44 (0) 161 236 8644
savills.com

Dear Jennifer,

**APPLICATION TO DISCHARGE CONDITION 6a, 25 and 26 OF PLANNING PERMISSION: 143771/FO/2025
SHARSTON INDUSTRIAL ESTATE, MANCHESTER
KIER TRADE CITY LLP**

Introduction

We write on behalf of our client Kier Trade City LLP, to apply for the discharge of Condition 6 Part A, 25 and 26 of Planning Permission: 134771/FO/2025, at the above site.

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the documents which comprise the application include the following:

- This covering letter;
- The completed application forms and certificates;
- Planning Permission: 134771/FO/2025;
- Bird Hazard Management Plan (1216.BHMP.Draft.02), prepared by Red Ecology (January 2026);
- Remediation Strategy and Verification Plan (Doc ref: 333800048-STN-XX-XX-RP-GE-0002), prepared by Stantec (January 2026).
- Ground Investigation Report (Doc ref: 35838-HYD-XX-XX-RP-GE-0001)(Dated 18th February 2025)
- PV Glint and Glare Report, prepared by Proximity (Ref: 2290a/TWK Rev 00) (19th December 2025)

The application has been submitted electronically via the Planning Portal website under the Reference: PP-14635216. An electronic payment for £298.00, that being the requisite application fee, has also been made on the Planning Portal.

Planning History

On 4 December 2025, the Council granted permission for the erection of nine, two storey Warehouse Units (Use Class B2 / B8/ Class E(g)(iii)), including ancillary offices with associated works including landscaping, car parking and alterations to access arrangements, providing approximately 8,511 sqm (GIA) of floorspace (App Ref: 143771/FO/2025). As such, this application seeks to discharge a number of pre-commencement conditions relating to the permission.

Condition 6, Part A – Remediation Strategy

Condition 6, Part A sets out prior to the commencement of development a report should be prepared outlining the measures required for land remediation.

As such, this Ground Investigation Report and Remediation Strategy seeks to agree the concept for the proposed development with the relevant regulatory authorities. It also ensures the site is suitable for its intended

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use, meaning it will not pose an unacceptable contamination risk to the receptors identified. This strategy is in accordance with the Phase I Environmental Report, prepared by Nova Ambiente dated June 2024.

As a result, we request that the Local Planning Authority confirms that Condition 6, Part A is able to be discharged based on the document submitted.

Condition 25 – Glint and Glare Assessment

Condition 25 sets out that prior to construction of the development an Aviation Perspective Glint and Glare Assessment should demonstrate there is no harmful impact to operations of Manchester Airport.

The submitted Assessment assesses the potential for solar glint and glare on the flight operations for Manchester Airport from the roof top photovoltaic panels of the Proposed Development on the following receptors:

- Runway approach path starting at 10NM from the runway threshold at 3000ft at a 3- degree glide slope down to 15m above the runway threshold in a straight line. With a receptor located at least at every 1NM interval.
- 2 Mile Runway approach paths - expected luminance is not to exceed 20,000cd/m2
- ATC Tower visual cab - predictions of no glint and glare towards ATC required.

It concludes there is no detrimental impact on the aviation operations at the airport.

As a result, we request the Local Planning Authority confirms Condition 25 is able to be discharged based on the document.

Condition 26 – Bird Hazard Management Plan

Condition 26 sets out no development shall take place until a Bird Hazard Management Plan has been approved in consultation with Manchester Airport.

The submitted Management Plan identifies potential hazards from construction and development completion which may be attractive to birds. The Plan proposes suitable measures, through good design as well as monitoring, to reduce the risk of bird strike, preventing species of birds that are hazardous to aircrafts, assessed in the context of the regulatory framework published by the Convention on International Civil Aviation and European Commission Regulation 139/2014, and guidelines set out in the UK Government DfT / ODPM Circular 1/2003 and CAP 772 Wildlife Hazard Management at Aerodromes, produced by the Civil Aviation Authority (CAA, 2017).

As a result, we request that the Local Planning Authority confirms that Condition 26 is able to be discharged based on the documents submitted.

Summary & Conclusion

The plans and documents submitted with the application are provided to formally discharge Condition 6 Part A, 25 and 26 on Planning Permission: 134771/FO/2025, in relation to the development at Sharston Industrial Estate, Manchester.

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 Brad Wiseman or Lara Wilks at these offices.

Yours sincerely,



Savills

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Cc Henry Martin – Kier Property
 Oliver Butler – Kier Property