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Our Ref: 04C400749/ED/KW

Your Ref: **PP-14962048**

24th June 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, CGG MLI (REIT) Propco 3 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*.

An additional application to discharge Condition 6 was submitted in January 2026 under ref: **CDN/26/0069**. On review of this application, Environmental Health requested the following further information in order to discharge the condition:

- *Completion of ground gas monitoring and updated final risk assessment and proposed mitigation (if required).*
- *Copies of the ground gas monitoring calibration certificates for the equipment used.*

Additional time was required to undertake the further ground gas monitoring therefore the application withdrawn.

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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 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.*
>
> *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."*

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

- Argosy Drive Development Phase 1, Manchester Airport (Ground Investigation Report) by Tetra Tech (February 2023) (ref: 784-B038962)
- Intrusive Geoenvironmental and Geotechnical Site Assessment prepared by TRC Companies – May 2026 (ref: 720961.0000.0000)
- Remediation Strategy and Verification Plan – June 2026 (ref: 720691.0000.0000)
- Gas Calibration Certificate – September 2022
- PID Certificate – March 2023

It is considered that the additional information provided in this submission provides a full intrusive investigation of the site as required by Environmental Health.

All the submission material to support the application has been submitted to the Council via the Planning Portal (Ref: PP-14962048). The application fee of £400 (including £91 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]

AVISON YOUNG

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