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30 July 2026

Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Albert Square
Manchester M60

FAO Rob Griffin

Dear Rob,

Manchester Business Park, Aviator Way, Manchester – Application to Discharge Conditions 7a (Site Investigation), 34 (Culvert Diversion) and 35 (Drainage Strategy) attached to Planning Permission Ref. 144691/FO/2025

On behalf of our client, Ask Real Estate MBP Ltd, this application seeks the discharge of Conditions 7a (Site Investigation), 34 (Culvert Diversion) and 35 (Drainage Strategy) attached to Planning Permission ref. 144691/FO/2025.

Background

Planning Permission (ref. 144691/FO/2025) was granted on 12 December 2025 for:

"Erection of 9no. logistics units (Use Classes B2 (General Industry) and B8 (Storage and Distribution)), along with car parking, cycle parking, landscaping, servicing and access arrangements and other associated works."

Discharge of Conditions

Condition 7a states that:

Prior to commencement of the development hereby approved, a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) shall be submitted to and approved in writing by the Local Planning Authority. The measures

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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 Local Planning Authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

To support the discharge of Condition 7a, this application is accompanied by a Phase II Geo-Environmental Assessment Report prepared by Brownfield Solutions Ltd, prepared in accordance with the requirements of that condition.

Condition 34 states that:

Prior to the commencement of culvert diversion works, a final Culvert Diversion Masterplan shall be submitted to and approved in writing by the Local Planning Authority. The Masterplan shall be prepared in accordance with principles of drawing MBP-REN-00-XX-DR-C-01100 and shall be supported by the following information:

- *Evidence of prior land drainage consent from Manchester City Council as Lead Local Flood Authority for the proposed culverted ordinary watercourse diversion*
- *Details of all surveys undertaken of the culverted ordinary watercourse.*
- *A finalised detailed design layout of the proposed culvert strategy showing all components, sizes, levels, access chambers, and connectivity, including finalised easement details.*
- *Finalised detailed design drawings of foundation sections, showing all components, levels, easements, and zones of influence.*
- *Where minimum easements cannot be met, evidence is required from the structural engineer that the building foundations are appropriately designed to protect the culvert and building.*

To support the discharge of Condition 34, a Drainage Technical Note (Ref. 30456-BGL-XX-XX-TN-D-00002), prepared by Burrows Graham is submitted as part of this application. The Note sets out the findings of further investigation works that have been carried out following the approval of the Planning Permission and reaffirms our previous conclusion that no historic watercourses are culverted beneath the Site. We would be pleased to discuss the investigation methodology and findings with the Lead Local Flood Authority, should this be helpful.

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Condition 35 states that:

Prior to the commencement of the development hereby approved, a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

To support the discharge of Condition 35, this application is supported by a Drainage Technical Note (Ref. 30456-BGL-XX-XX-TN-D-00003) prepared by Burrows Graham. The Note sets out a Surface Water Drainage scheme for the Site, as per the requirements of the Condition.

Application Submission

The cover letter is submitted alongside the application form and the submission materials listed below.

- Phase II Geo-Environmental Assessment Report prepared by Brownfield Solutions Ltd, dated January 2026.
- Drainage Technical Note (Ref. 30456-BGL-XX-XX-TN-D-00002), prepared by Burrows Graham, dated 23 July 2026.
- Drainage Technical Note (Ref. 30456-BGL-XX-XX-TN-D-00003), prepared by Burrows Graham, dated 23 July 2026.

The application has been submitted through the Planning Portal (Ref. PP-15119274). The requisite application fee of £309 plus the service charge of £91, has been paid.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of Conditions 7a, 34 and 35 as outlined above.

If you require any further details, please do not hesitate to contact [redacted] or [redacted].

Yours sincerely

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