21 October 2026

**By email only**
E: planning@manchester.gov.uk

Rob Griffin
Manchester City Council
Planning and Building Control
Manchester City Council
Level 6, Town Hall Extension
St Peter's Square
Manchester
M2 5HD

Our ref: 01984

Dear Rob

**ATLAS PARK DEVELOPMENT: SUBMISSION OF A FULL PLANNING APPLICATION**

On behalf of our client, Aviva Life and Pensions UK Limited (hereafter "Aviva" or "the Applicant"), we are pleased to submit to Manchester City Council ("MCC") a full planning application for the development of land at Atlas Business Park, known as the Atlas Park Development ("the Site"). The Site comprises approximately 7.87 ha of land within the settlement boundary of Wythenshawe.

**THE PROPOSED DEVELOPMENT**

The enclosed application is as follows:

> *'Application for full planning permission for the demolition of one unit and the construction of seven units (light industrial (Use Class E(g)(iii), general industrial (Use Class B2) and/or storage or distribution (Use Class B8), together with ancillary offices (Use Class E(g)(i)); and associated service yards, parking, landscaping, amenity space and infrastructure, with vehicular access off Simonsway.'*

**APPLICATION DOCUMENTATION**

The Application is accompanied by an extensive range of detailed evidence and information. The full range of plans/drawings and documentation which is submitted by the Applicant - and which will assist BMBC in its consideration and determination of the application – is appended to this letter.

The Application demonstrates that the Proposed Development benefits from the statutory presumption set out in Section 38(6) Planning and Compulsory Purchase Act 2004 by virtue of its compliance with the development plan when read as a whole, which is further reinforced by its compliance with the National Planning Policy Framework. As such, there is a clear and demonstrable case for planning permission, which should be granted without delay.

**APPLICATION FEE**

A bank transfer of £113,526.00 has been made, as necessary payment for the planning application.

Turley (Manchester)
Level 5, Transmission
6 Atherton Street
Manchester M3 3GS

T 0161 233 7676 turley.co.uk

Turley is the trading name of Turley Associates Limited, a company (No. 2235387) registered in England & Wales. Registered office: 6 Atherton Street, Manchester, M3 3GS.

We trust that the application can be validated without delay. However please do not hesitate to contact us should anything further be required.

Yours faithfully



# Annex 1: List of Submitted Documents and Plans

| Document / Drawing Title | Document / Drawing Reference | Author |
|---|---|---|
| **Forms and certificates** | | |
| Application forms and certificates | N/A | Turley |
| **Drawings and plans** | | |
| Site Location Plan | 20071-HAL-ZZ-ZZ-DR-A-PL001 P03 | Hale |
| Existing Site Plan (Ground Level) | 20071-HAL-ZZ-ZZ-DR-A-PL002 P02 | Hale |
| Existing Site Plan (Roof Level) | HAL-ZZ-ZZ-DR-A-PL081 P01 | Hale |
| Existing Elevations | HAL-XX-XX-DR-A-PL080 P01 | Hale |
| Existing Demolition Plan | HAL-ZZ-ZZ-DR-A-PL083 P01 | Hale |
| Proposed Site Plan (Ground Level) | HAL-ZZ-ZZ-DR-A-PL003 P07 | Hale |
| Proposed Site Plan (Roof Level) | HAL-ZZ-ZZ-DR-A-PL082 P01 | Hale |
| Proposed Site Sections 1 of 2 | HAL-XX-XX-DR-A-PL-006 P02 | Hale |
| Proposed Site Sections 2 of 2 | HAL-XX-XX-DR-A-PL-007 P03 | Hale |
| Proposed Site Elevations | HAL-XX-XX-DR-A-PL-008 P02 | Hale |
| Unit 1 Proposed Plan | 20071-HAL-U1-00-DR-A-PL-010 P02 | Hale |
| Unit 1 - GA-Proposed GF Main Entrance, FF & SF Office Plan | HAL-U1-ZZ-DR-A-PL-011 P02 | Hale |
| Unit 1 Proposed Roof Plan | HAL-U1-RF-DR-A-PL-014 P01 | Hale |
| Unit 1 Proposed Elevations | HAL-U1-XX-DR-A-PL-012 P01 | Hale |
| Unit 1 Proposed Sections | HAL-U1-XX-DR-A-PL-013 P01 | Hale |
| Unit 2 & 3 Proposed Plans | HAL-U2-00-DR-A-PL-020 P01 | Hale |
| Unit 2 - GA-Proposed GF Main Entrance & FF Office Plan | HAL-U2-ZZ-DR-A-PL-021 P01 | Hale |
| Unit 3 - GA-Proposed GF Main Entrance & FF Office Plan | HAL-U3-ZZ-DR-A-PL-022 P02 | Hale |
| Unit 2 & 3 Proposed Roof Plans | HAL-U2U3-RF-DR-A-PL-025 P01 | Hale |
| Unit 2 & 3 Proposed Elevations | HAL-U2U3-XX-DR-A-PL-023 P01 | Hale |
| Unit 2 & 3 Proposed Sections | HAL-U2U3-XX-DR-A-PL-024 P01 | Hale |
| Unit 4 Proposed Plan | HAL-U4-00-DR-A-PL-040 P01 | Hale |
| Unit 4 - GA-Proposed GF Main Entrance, FF & SF Office Plan | HAL-U4-ZZ-DR-A-PL-041 P01 | Hale |
| Unit 4 Proposed Roof Plan | HAL-U4-RF-DR-A-PL-044 P01 | Hale |
| Unit 4 Proposed Elevations | HAL-U4-XX-DR-A-PL-042 P01 | Hale |
| Unit 4 Proposed Sections | HAL-U4-XX-DR-A-PL-043 P01 | Hale |
| Unit 5 Proposed Plans | HAL-U5-00-DR-A-PL-050 P01 | Hale |
| Unit 5 - GA-Proposed GF Main Entrance, FF & SF Office Plan | HAL-U5-ZZ-DR-A-PL-051 P01 | Hale |
| Unit 5 Proposed Roof Plan | HAL-U5-RF-DR-A-PL-054 P01 | Hale |
| Unit 5 Proposed Elevations | HAL-U5-XX-DR-A-PL-052 P01 | Hale |

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|---|---|---|
| Unit 5 Proposed Sections | HAL-U5-XX-DR-A-PL-053 P01 | Hale |
| Unit 6 Proposed Plans | HAL-U6-00-DR-A-PL-060 P01 | Hale |
| Unit 6 - GA-Proposed GF Main Entrance, FF & SF Office Plan | HAL-U6-ZZ-DR-A-PL-061 P01 | Hale |
| Unit 6 Proposed Roof Plan | HAL-U6-RF-DR-A-PL-064 P01 | Hale |
| Unit 6 Proposed Elevations | HAL-U6-XX-DR-A-PL-062 P01 | Hale |
| Unit 6 Proposed Sections | HAL-U6-XX-DR-A-PL-063 P01 | Hale |
| Unit 7 Proposed Plans | HAL-U7-00-DR-A-PL-070 P02 | Hale |
| Unit 7 - GA-Proposed GF Main Entrance, FF & SF Office Plan | HAL-U7-ZZ-DR-A-PL-071 P01 | Hale |
| Unit 7 Proposed Roof Plan | HAL-U7-RF-DR-A-PL-074 P01 | Hale |
| Unit 7 Proposed Elevations | HAL-U7-XX-DR-A-PL-072 P02 | Hale |
| Unit 7 Proposed Sections | HAL-U7-XX-DR-A-PL-073 P02 | Hale |
| Typical Potential External Materials | P01 | Hale |
| Drainage Strategy | 30460-BGL-XX-XX-DR-C-00250 P01 | Burrows Graham |
| Proposed Levels | 30460-BGL-XX-XX-DR-C-00255 P02 | Burrows Graham |
| Earthworks Volumes | 30460-BGL-XX-XX-DR-C-00256 P02 | Burrows Graham |
| 2D Topographic Survey | SUMO-28484 & SUMO-29308 | Sumo Services |
| | | |
| Landscape Strategy Plan | 26-043-01 P03 | BEA |
| Planting Plan 1 of 4 | 26-043-02 P02 | BEA |
| Planting Plan 2 of 4 | 26-043-03 P02 | BEA |
| Planting Plan 3 of 4 | 26-043-04 P02 | BEA |
| Planting Plan 4 of 4 | 26-043-05 P02 | BEA |
| **Documents** | | |
| Covering Letter | - | Turley Planning |
| Application Forms and Certificates | - | Turley Planning |
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| Design and Access Statement | 20071 - REV C | Hale |
| Planning Statement | - | Turley Planning |
| Statement of Community Engagement | - | Turley Strategic Communications |
| Landscape and Visual Impact Assessment | - | Turley Landscape & Townscape |
| Construction Management Strategy | Rev 3 | Glencar |
| | | |
| Air Quality Assessment | Issue 2 | Lucion |
| Archaeological Desk Based Assessment | LDS61-01 | Prospect Archaeology |
| Aviation Summary Report | | John Twigg |

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| Wildlife Hazard Management Plan | | Birdstrike Management Ltd |
| Glint and Glare Study & Results Note for Updated Layout | 13144A1 / 13144 | Pager Power |
| Wind Shear Turbulent Assessment (*across 2 reports and 1 letter)* | | Nova |
| Arboricultural Impact Assessment and Method Statement (including Tree Survey) | V1.0b | Lucion |
| Crime Impact Statement | CIS - Confirmation Letter<br><br>*(Full document to be submitted post-submission)* | GMP |
| Ecological Impact Assessment | Issue 4 | Lucion |
| Biodiversity Net Gain Assessment / Strategy | - | Lucion |
| Biodiversity Net Gain Metric | Issue 3 | Lucion |
| Flood Risk Assessment and Drainage Strategy | 30460-BGL-XX-XX-RP-D-00001 P02 | Burrows Graham |
| Heritage Statement | - | Turley Heritage |
| External Lighting Strategy | 15710-WAT-XX-00-DR-E-60130 | Waterman |
| External Lighting Outline Layout | 15710-WAT-XX-00-DR-E-60131 | Waterman |
| Lighting Assessment | 15710-WAT-XX-XX-RP-E-10135 | Waterman |
| Luminaire Schedule | 15710-WAT-XX-XX-SH-E-0001 | Waterman |
| Noise Impact Assessment | Issue 4 | Lucion |
| Preliminary Geo-Environmental Risk Assessment | Issue 03 | Lucion |
| Stage 2 Detailed Explosive Ordnance Risk Assessment | DRA.10073.22 | Impartial Assessments |
| Environmental Standards Statement | Rev C | Envision |
| Transport Statement | R02-SG-5672-Transport Assessment (TA) | TTP |
| Travel Plan | R01-SBD-5672-Framework Travel Plan | TTP |
| Economic Benefits Statement | - | Turley Economics |
| Health Impact Assessment | - | Turley Economics |

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| Market Report | - | JLL / B8 Real Estate |
| EIA Screening *(submitted separately on 21st October)* | - | Turley EIA |