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FAO David Lawless

7 June 2022

Dear Sir or Madam,

Application for installation of a Water Tanks and Pumping Station, Icon 4, Global Logistics Hub, Manchester Airport.

On behalf of our client, THG, we are pleased to submit a planning application which seeks approval for the installation of a Water Tank and Pumping Station (including a fuel tank), and associated pipe work at Icon 4, Global Logistics Hub, Manchester Airport.

The water tank and pumping station are required to support the installation of a sprinkler system into the existing warehouse (Use Class B8) which is needed as part of the applicant's fire suppression requirements.

Site Location

The Site is located within the Global Logistics Hub at Manchester Airport under the jurisdiction of Manchester City Council. The Site comprises a large, operational warehousing facility (ICON 4) within a wider industrial area.

The Site is not located within a Conservation Area, an area of outstanding natural beauty; a National Park; or a World Heritage Site. There are no known Article 4 directions which cover the site.

Planning History

There are numerous planning applications covering the entirety of the Global Logistics Hub area, and therefore only the planning applications relevant to the Site (ICON 4) have been included below (please note discharge of condition applications have also been excluded):

Planning Application Reference 100263/OO/2012/S2 (Outline Planning Permission)

Description of Development: Outline planning application for a World Logistic Hub comprising B8 logistic space with ancillary B1 office (131,000 m²) with ancillary amenity/retail space and landscaping and ecology mitigation area. Approved with Conditions 18 December 2012

Planning Application Reference 104469/JO/2013/S2 (Variation to Outline Planning Permission)

Description of Development: Variation of planning conditions 3 and 17 to allow for changes in the heights of the logistic buildings approved in outline under reference 100263/OO/2012/S2. Approved with Conditions: 29 April 2014

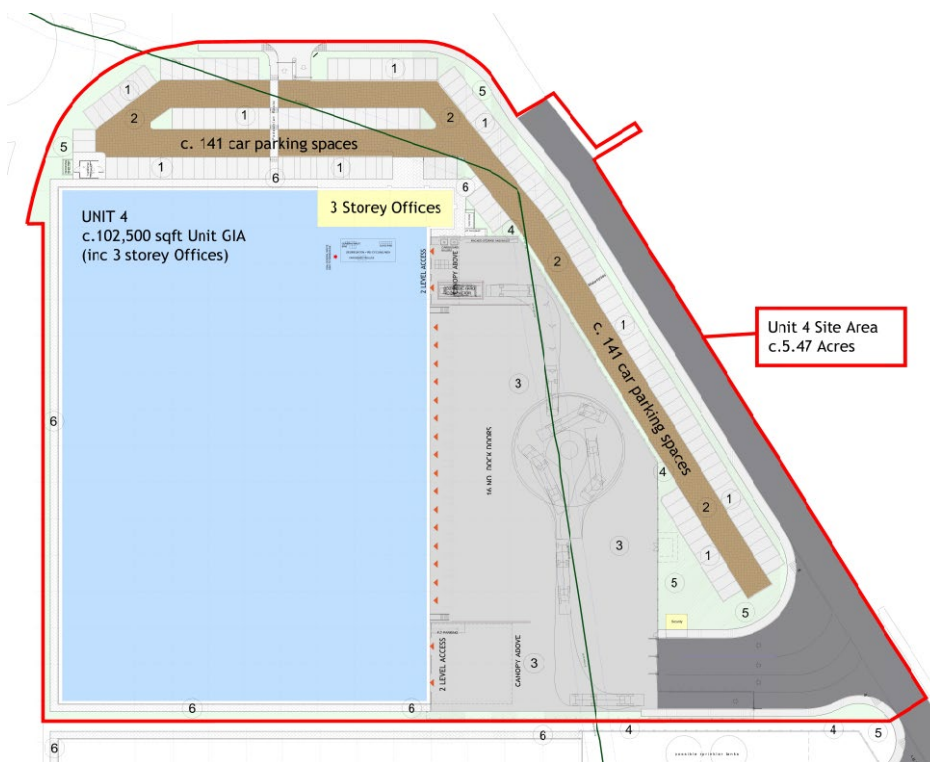
Planning Application Reference 122060/MO/2018 (Reserved Matters)

Description of Development: Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) application for the erection of a Class B8 warehouse (8,826m²) with ancillary office accommodation (697m²), service yard, surface car park for 141 vehicles, with associated landscaping and boundary treatments. Approved with Conditions: 21 March 2019

Planning Application Reference 126934/NMC/2020 (Non-Material Amendment to RM)

Description of Development: Non-material amendments to planning permission 122060/MO/2018 to allow for minor revisions to the elevations, car parking layout and associated landscaping and ancillary buildings. Approved: Friday 19 June 2020

The most recent approved site layout plan is therefore shown in **Figure 1** below.



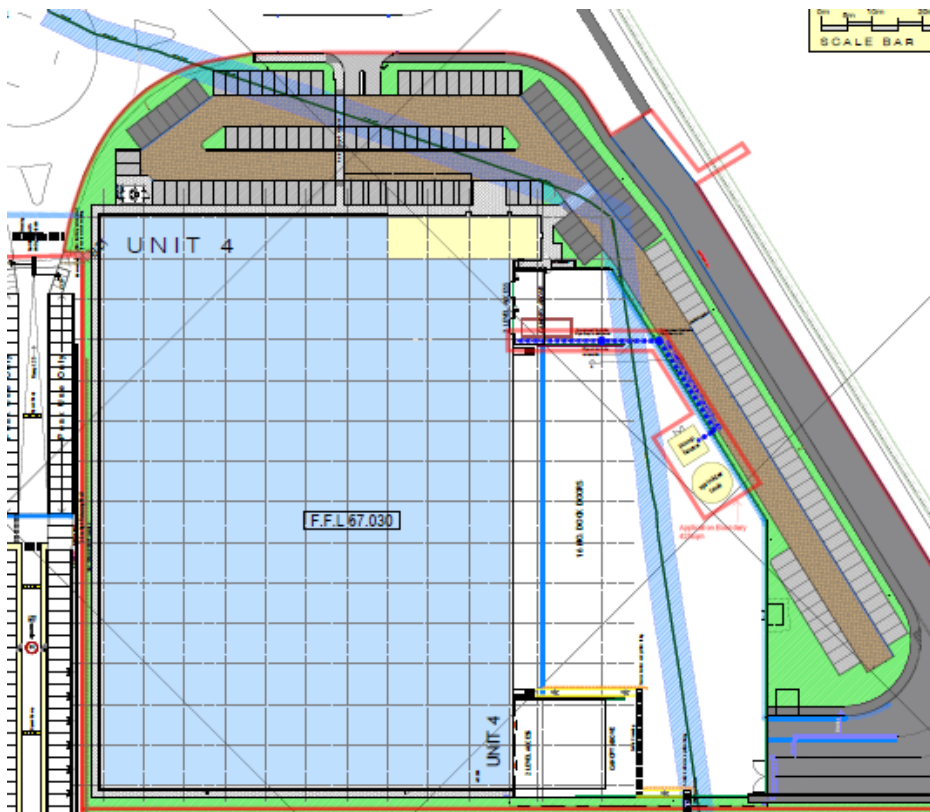
^ Figure 1 Approved Site Plan (Ref: 126934/NMC/2020)

Proposed Development

The proposed development comprises a water holding tank and pump house (which will also house a fuel tank) along with associated pipework which is to be located within the existing Service Yard as shown in **Figure 2** overleaf.

The location of the water tank and pump house will not interrupt the movement of vehicles through the service yard, as demonstrated in the submitted vehicular tracking plan prepared by WSP.

The water tank and pumping station are required to support the installation of a sprinkler system into the existing warehouse (Use Class B8) which is needed as part of their fire suppression requirements.



^ Figure 2 Proposed Site Plan

The location of both the Water Holding Tank and Pump House is approximately 25m from the Site boundary.

Supporting Documents

The application submission comprises the following:

- This Covering Letter;
- Application Form, Certificates and Requisite Fee¹;
- Architectural Drawings prepared by Webb Gray comprising:
 - Site Location Plan
 - Existing Site Plan
 - Existing Elevations
 - Proposed Site Plan
 - Proposed Elevations
- Acoustic Technical Note prepared by WSP; and
- Vehicular Tracking Plan prepared by WSP.

¹ The required fee of £462 has been paid via the Planning Portal.

We trust the above information is sufficient for you to validate this application. If you have any questions then please come back to us by email (katie@euankellie.co.uk) or by 'phone (0161 486 5025).

Yours faithfully,

A handwritten signature in black ink that reads "Katie Daniels". The signature is written in a cursive style with a small dot above the 'i' in Daniels.

Katie Daniels MRTPI
Associate Director
katie@euankellie.co.uk