

22 September 2025

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FAO: David Lawless, Planning Officer

Dear David,

Former 'Peacocks' Store and adjacent vacant retail unit, The Birtles, Manchester, M22 5RF

Discharge of Condition 2 of Prior Approval Application Ref. 142088/DEM/2025

Planning Portal Reference: PP-14350108

Lambert Smith Hampton (LSH) writes on behalf of our client, Manchester City Council's Development & Investment Estate Service, and encloses an application for the discharge of planning condition 2 of Prior Approval Application Ref: 142088/DEM/2025 at the above site. The aim of this submission is to begin discharging the required pre-commencement condition to enable the approved demolition works to commence on-site. It is crucial that this condition is discharged in a timely manner to ensure that the demolition works remain on programme.

Please note that outstanding planning conditions in relation to the associated planning permission for the change of use to Class F1 (ref. 142287/VO/2025) will be submitted under separate cover in due course.

The demolition works are aiming to commence in Autumn 2025 as part of the wider works in relation to the Wythenshawe Culture Hub project which is due to open in early 2027. We trust that the LPA can deliver to these work programmes to ensure that the programme is not prejudiced.

This submission comprises:

- Completed application form and covering letter for the discharge of Condition 2; and
- Information required to discharge the relevant condition (as detailed below).

Condition 2¹

The wording of Condition 2 is set out in full below.

“Prior to the commencement of development, a Demolition Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- *Measures to control noise and vibration;*
- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Details of an emergency contact telephone number;*
- *A community consultation plan;*
- *Sheeting of construction vehicles;*
- *Details of proposed hoarding, including location;*
- *Traffic Management Plan*
- *Location of parking facilities for contractors and visitors*
- *A dilapidation survey of nearby highway to ensure highway repaired if damaged;*

The development shall only be carried out in accordance with the approved management Plan”.

In accordance with Condition 2, the following document has been submitted:

- Demolition Method Statement (Rev. 4) prepared by Kier;

Clear noise, vibration and dust control measures are in place and will be carefully managed and monitored throughout the demolition process. Moreover, full details of the compound and hoarding locations are provided within the Demolition Method Statement along with details on traffic management and a future dilapidation survey. On this basis, the supply of the above document provides sufficient details in relation to the above condition requirements and as such sufficient evidence is provided to discharge Condition 2.

Conclusion

As stated, the aim of this application is to discharge the above condition in relation to the approved demolition works to ensure that works can begin on site in Autumn 2025. LSH trusts that the information

¹ Note: the formal decision notice does not include any numbering attached to the conditions. For clarity, LSH is referring to this condition as 'Condition 2' for the purposes of this submission.

provided is sufficient to discharge Condition 2 of Prior Approval Ref. 142088/DEM/2025. Should any further information or clarification be required, please do not hesitate to contact either myself or Melanie Chan at this office.

Yours sincerely,

