

Development Management - Planning
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Our ref: AL/22-01715
Your ref: PP-14313571
Date: 9th September 2025

Dear Sirs,

RE: DISCHARGE OF CONDITION APPLICATION FOR CONDITION 5: MATERIALS FOR PERMISSION REF: 135342/FO/2022 FOR ARCHES 1-4 & 6 - 11, CORPORATION STREET AND LAND ADJACENT TO DANTZIC STREET, MANCHESTER, M4 4DG.

We act on behalf of The Arch Company and have been instructed to submit a discharge of condition application to discharge Condition 5 under planning permission ref: 135342/FO/2022:

'Change of use for drinking establishments with expanded food provision & an open Class E (Commercial, Businesses and Services) to include retail, office, light industrial and restaurant/cafe uses, provision of a new substation with associated access and parking, along with external and internal refurbishment works including treatments to the front and rear facades for Arches 1-4 & 6 -11 at Corporation Street'.

Condition 5 states:

5) Prior to the commencement of the development 'excluding demolition works to the arch facades and removal of internal slabs and excavation works', all material to be used on all external elevations of the arches and substation shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, ventilation/air brick and a strategy for quality control management. The materials shall also be supported by a series section where necessary.

The approved materials shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Condition 5 requires the submission of material details to ensure the development preserves the visual amenity of the wider area. SGP has produced a detailed plan identifying the materials to be used on the front and rear elevations of the development, which adheres to the requirements of this condition.

The application has been submitted online via the Planning Portal (PP-14313571), and is supported by the following documents:

- Application Form signed and dated
- Decision Notice Ref: 135342/FO/2022
- Drawing Ref: 19-259-014-SGP-ZZ-ZZ-DR-A-141301-P01-Corporation Street Proposed Elevation
- Drawing Ref: 19-259-014-SGP-ZZ-ZZ-DR-A-201001-P3-Corporation Street Substation
- Drawing Ref: 19-259-014-SGP-ZZ-ZZ-DR-A-201312-P02-Corporation Street Proposed Rear Infill
- Planning Letter, prepared by Rapleys LLP

A payment of £383.00 (including Planning Portal Service Charge) to cover the planning application fee has been paid to Manchester City Council via the Planning Portal.

CONCLUSION

We trust that the submitted details satisfy the requirements of the conditions and request that they are discharged at the earliest opportunity, to facilitate the implementation and construction of the development without delay.

We look forward to receiving the Council's written confirmation of the registration of the application. Should you have any queries on the submission, please contact Abraham Laker on the details below.

