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Our Ref: BJ/KN0036/23

11 August 2025

Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

Via the Planning Portal

Dear Sir/Madam,

Application to Discharge Conditions 3, 4 and 5a Planning Permission 142143/FO/2025
Shamrock Inn, 17-21 Bengal Street, Manchester M4 6AQ
Planning Portal Reference: PP-14205595

We are instructed by Joseph Holts to submit this application to discharge Condition 3, 4 and 5a of planning permission ref. 142143/FO/2025 in respect of works at the Shamrock Inn, 17-21 Bengal Street, Manchester.

Specifically, planning permission was granted for:

> *"Demolition of existing single storey side and rear extensions and erection of new single storey side extension and two storey rear extension for form additional accommodation in association with existing public house (Sui Generis), together with elevational alterations, new external fire escape, new boundary treatment, plant and associated works."*

The application has been submitted electronically via the planning portal.

Condition 3 – Nesting Birds

Condition 3 states:

> *"No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works."*

The stated reason for condition 3 is "*In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012)."*

Pursuant to the discharge of condition 3, please find enclosed the following plans and documents which provide details of method statement.

- Resting Bird Survey by Rachel Hacking Ecology - 29/07/2025

Condition 4 – Construction Management

Condition 4 states:

"The development shall not commence until a detailed construction management plan outlining working practices during construction have be submitted for approval in writing by the Local Planning Authority, which for the avoidance of doubt should include;

o Display of an emergency contact number;

o Details of Wheel Washing;

o Dust suppression measures;

o Compound locations where relevant;

o Consultation with local residents/local businesses;

o Location, removal and recycling of waste;

o Routing strategy and swept path analysis;

o Parking of construction vehicles and staff; and

o Sheeting over of construction vehicles.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plan."

The stated reason for the condition is *"To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012)."*

Pursuant to the discharge of condition 4 please find enclosed the following plans and documents which provide details of the construction management.

- Construction Management Plan by Fairbuild Construction Ltd.

Condition 5a – Remediation Strategy

Condition 5a states:

> *"Notwithstanding the Phase 1 Risk Assessment: The Shamrock, 17 Bengal Street, Ground Solve Ltd, Reference: 3046/R01, Dated: 22 January 2024. o Phase 2 Ground Investigation: The Shamrock Pub, Bengal Street, Ground Solve Ltd, Reference: GSL3127, Dated: 16 August 2024, the development (except for demolition works) shall not commence until the following information has been submitted for approval in writing by the City Council, as Local Planning Authority, to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site*
>
> *- Submission of a Remediation Strategy."*

The stated reason for condition 5a is "*To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy."*

Pursuant to condition 5a please find enclosed the following plans which provide details of the Remediation Strategy.

- Remediation Strategy by GroundSolve Ltd Report No. GSL3318

We trust that the information submitted is sufficient to fully discharge condition 3, 4 and 5a of planning permission

If you have any queries regarding the submission or require and additional information, please do not hesitate to contact me.

Yours faithfully,

[redacted]

Billy Jones BSc (Hons)
Planning Assistant
[redacted]

Cc Denis Maddock, Jospeh Holt
Jim Ashbirdge, JDA