

01 August 2025

Project/File: 333101668/A3/JC

VIA PLANNING PORTAL ONLY

Manchester City Council
Planning
P O Box 532
Manchester
M60 2LA

Dear Sir / Madam,

**Reference: APPLICATION TO DISCHARGE CONDITIONS 4, 13 AND 14 ATTACHED TO
PERMISSION REFERENCE 142427/FO/2025 AT CO-OP, 135 - 141 WITHINGTON
ROAD, MANCHESTER, M16 8EE**

On behalf of our client, Co-operative Group ('Co-op') we hereby submit a discharge of condition application in relation to Conditions 4 (Materials), 13 (ATM) and 14 (Bollards) attached to planning permission reference 142427/FO/2025 at the above Site.

This Application is accompanied by the following:

- Application Forms;
- Application Fee;
- Proposed Site Plan;
- Proposed Lighting Layout and Luminaire Schedule;
- ATM CCTV Details; and
- Material Sample (by post).

Background

Planning permission (reference: 142427/FO/2025) was granted on 3rd July 2025 for the following development:

"External works to facilitate the subdivision of the retail unit including shopfront alterations, blocking up and creation of new door openings, installation of a parcel service locker, cycle parking, bollards and ATM, replacement plant equipment and enclosure, removal of a tree, installation of boundary treatment and car park works alongside amendments to Sunday opening hours."

In total, 16 conditions are attached to the above planning permission. This application seeks to discharge conditions 4, 13 and 14 which are addressed in turn below.

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Condition 4

Condition 4 states:

“a) Notwithstanding the details submitted with the application, prior to the installation of the fascia to the northern unit, as referenced on the Fascia Materials Specification (Main Signage : VE Fascia plan and Slat Engineering detail plan) received 30th May 2025, a sample of the material shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved material.

b) The fascia panels, external doors and frames to proposed curtain walling/glazed areas, as related to each unit shall be coloured RAL 7043.”

A sample of proposed slat to be used on the fascia has been posted to the Council for consideration pursuant to Part a above.

The sample is in keeping with Co-op's national branding and aligns with the specification as shown on the approved Fascia Materials Specification (Main Signage : VE Fascia plan and Slat Engineering detail plan).

The Applicant intends to comply with part b of Condition 4 and no further details are required.

On the basis of the above, we request that Condition 4 is discharged.

Condition 13

Condition 13 states:

“Prior to the implementation of the ATM hereby approved finalised details of the location and design of security measures (including a dedicated lighting source, CCTV coverage and defensible space demarcation (i.e. 1sq m hatched area) shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details.”

The following details are submitted as part of this application regarding the lighting, CCTV, and defensible space around the proposed ATM:

- Proposed Site Plan;
- Proposed Lighting Layout and Luminaire Schedule; and
- ATM CCTV Details.

We, therefore, request that Condition 13 is discharged.

Condition 14

Condition 14 states:

“Prior to the installation of the proposed bollards shown on Bollard design ref: 11S019-S01- Issue-08, finalised details of the colouration shall be submitted to and approved in writing by the City Council as

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local planning authority. The development shall be implemented in accordance with the approved details."

The proposed bollards will be finished in colour Black RAL9005.

We consider this satisfies the requirements of Condition 14 which we request to be discharged.

Summary

We trust the above information is sufficient to be able to determine the application. If, however, you require anything further, please do not hesitate to contact me.

Yours sincerely,

STANTEC UK LIMITED

