

Date: 6th February 2026
Your Ref: PP-14689021
Our Ref: 17488



69 Carter Lane
London
EC4V 5EQ

Mr Jack Navan (Planning Officer)
Planning and Regeneration
Manchester City Council
P O Box 532
Manchester
M60 2LA

Submitted Electronically

Dear Jack,

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 4 (LV SWITCHROOM AND THE SUBSTATION DETAILS) OF PLANNING PERMISSION 142552/FO/2025 AT NCP CAR PARK, SACKVILLE STREET, MANCHESTER M1 3LY

COVERING LETTER

We hereby submit this application associated with the above site related to planning Condition 4 attached to planning permission 142552/FO/2025.

The application follows permission 142552/FO/2025 granted on 10 July 2025 for the:

"Installation of drainage infrastructure, plant and associated works to facilitate Electric Vehicle charging infrastructure"

An application for non-material amendment to 142552/FO/2025 was subsequently approved (ref: 144002/NMC/2025) on 24 September 2025, amending the site layout. This latest design is reflected in the details submitted with this application.

An application to discharge Condition 4 (ref: CDN/25/1071) of planning permission 142552/FO/2025 was refused on 20th January 2026. It was considered by the Local Planning Authority that the submitted details for a visual screen were not acceptable from a material and design point of view. Communication was held between the Local Planning Authority and the applicant as to the types of material and designs that might be considered to be acceptable.

This application has been submitted via the Planning Portal to discharge the condition in full. The application comprises of this Covering Letter and:

- Completed Application Form;
- Substation Details Plan (7944-SMR-MA-ZZ-DR-A-2007-S3-P8).); and
- Proposed Timber Fence Details Plan (7944-SMR-MA-ZZ-DR-A-2008-S3-P5).

Condition 4 of planning permission 142552/FO/2025 states:



“Notwithstanding the details as set out in condition 2 above, prior to the commencement of the installation of the LV Switchroom or Substation, the full and final design details of the LV Switchroom and the Substation, including any visual screen measures to mitigate the visual amenity impact of these structures, shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority.

The approved details shall then be implemented as a 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.”

In accordance with the above wording and following communication between the case officer and the applicant, revised full and final design details of the LV Switchroom and the Substation have been submitted. The screening shall be constructed in weathered steel which shall harmonise with the surrounding area and provide complete screening of the LV Switchroom and substation along the Sackville Street frontage. The revised details are considered to overcome the previous concerns regarding the material and design of the screening. They are considered an appropriate scale and material to sufficiently address the interests of the visual amenity in this part of the site, in accordance with Core Strategy policies SP1 and DM1.

We trust that the information submitted in support of this application is satisfactory and that the application can be determined without delay. Should you have any queries, please contact me.

Yours sincerely,



Charlie Merry
Associate Director
DWD

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