23 January 2026

Emily Booth
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Brad Wiseman
E: BrWiseman@savills.com
DL: +44(0) 7866 818021

Belvedere
12 Booth Street
Manchester M2 4AW
T: +44 (0) 161 236 8644
savills.com

SUBMITTED VIA PLANNING PORTAL REF: PP-14646409

Dear Emily,

APPLICATION TO DISCHARGE CONDITIONS 3 & 6 OF PLANNING PERMISSION: 143714/FO/2025
THE HIVE, 47 – 51 LEVER STREET, MANCHESTER, M1 1FN
GROSVENOR OEI LIMITED

Introduction

We write on behalf of our client Grosvenor OEI Limited, to apply for the discharge of Conditions 3 & 6 of Planning Permission: 143714/FO/2025, at the above site.

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the documents which comprise the application include the following:

- This covering letter;
- The completed application forms and certificates;
- Planning Permission: 143714/FO/2025;
- Construction Management Plan prepared by Interaction (dated January 2026)

The application has been submitted electronically via the Planning Portal website under the Reference: PP-14646409. An electronic payment for £298.00, that being the requisite application fee, has also been made on the Planning Portal.

Planning History

On 10 October 2025, the Council granted permission for external alterations to building facade including creation of new entrances, modification to existing mesh screen, installation of roof top plant and associated screen and installation of fume extraction equipment (App Ref: 143714/FO/2025).

Condition 3 – Construction Management Plan

Condition 3 sets out that a construction management plan (CMP) should be approved by the LPA prior to commencement of development and construction should be carried out in accordance with the plan for the duration of the development.

This CMP outlines the proposed management arrangement for construction works, with the aim of minimising disruption, protecting public safety and reducing environmental impacts during the construction phase. As a result, we request that the Local Planning Authority confirms that Condition 3 is able to be discharged based on the document submitted.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.
A subsidiary of Savills plc. Registered in England No. 2605138. Registered office: 33 Margaret Street, London, W1G 0JD

Condition 6 – Extraction and Discharge of Fumes

Condition 6 relates to the ground floor premiss at the corner of Faraday Street and Lever Street, annotated as 'Deli' on the approved plans. The requirement for Condition 6 relates to the need to extract and discharge fumes associated with the cooking of any food within the unit, and to ensure that those fumes are discharged safely and in a manner that doesn't cause impacts on amenity.

As the prospective occupier of the 'Deli' unit will not be cooking any food within the premises, there is no requirement to fit-out the unit with a fume extraction system, and as such, none is proposed. We therefore consider that Condition 6 is not required to be discharged at this time and seek formal confirmation that is the case.

Summary & Conclusion

The plans and documents submitted with the application are provided to formally discharge Condition 3 on Planning Permission: 143714/FO/2025, in relation to the development at The Hive, 47 – 52 Lever Street, Manchester.

We trust that the details included within this submission provide you with sufficient information to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Brad Wiseman or Lara Wilks at these offices.

Yours sincerely,

Savills

Savills (UK) Limited
Planning