

Our Ref: BJ/KN0036/23

13 February 2026

Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

Via the Planning Portal

Dear Sir/Madam,

**Application to Discharge Conditions 6 & 16 from Planning Permission 142143/FO/2025
Shamrock Inn, 17-21 Bengal Street, Manchester M4 6AQ
Planning Portal Reference: PP-14661891**

We are instructed by Joseph Holts to submit this application to discharge Condition 6 and 16 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 6 – External Elevation Materials

Condition 6 states:

“Prior to the commencement of works associated with the erection of the new extension, all materials to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority (this shall include windows specification). The submission shall include samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in, means of ventilation and a strategy for quality control management. The approved materials shall then be implemented as part of the development.”



The stated Reason for Condition 6 is *“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 SPI and DMI of the Core Strategy.”*

Pursuant to the discharge of condition 6, please find enclosed the following documents:

- Materials Schedule - Extension
- Data Sheet for Collar Pipes
- Data Scheet Michelmersh Brick – Clayburn Civic
- Data Sheet Vintage Ogee

Samples are available on site and were viewed on 13 February 2025.

Condition 16 – Boundary Wall Materials

Condition 16 states:

“The boundary treatment shall be carried out in accordance with drawing 2021 227 C received by the City Council, as Local Planning Authority, on the 22 May 2025. Prior to the commencement of works associated with the boundary treatment details of the materials (brick, timber and metal works) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and be in place prior to the first use of the single storey extension hereby approved.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

The stated reason for the condition is *“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 SPI and DMI of the Core Strategy.”*

Pursuant to the discharge of condition 16, please find enclosed the following documents:

- Materials Schedule - Boundary

Samples are available on site and were viewed on 13 February 2025.



We trust that the information submitted is sufficient to fully discharge condition 6 and 16 of the planning permission

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

Yours faithfully,



Billy Jones BSc (Hons)
Assistant Planner



Cc Denis Maddocks, Joseph Holt

