



Boyer

26th February 2026
Our Ref: 25.8057

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Development Management
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Manchester
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Dear Sir/Madam

Re: TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) APPROVAL OF DETAILS RESERVED BY A CONDITION 3 PURSUANT TO PLANNING PERMISSION REF. 144372/FO/2025 AND CONDITION 3 AND 4 PURSUANT TO PLANNING PERMISSION REF. 144539/LO/2025.

Site Address: Genting Casino, 110 Portland Street, Manchester, M1 4RL

Proposal: Application for approval of details reserved by condition 3 of permission 144372/FO/2025 and Condition 3 and 4 of permission 144539/LO/2025.

On behalf of our client, Genting Casino, Boyer are pleased to submit details reserved by Condition 3 pursuant Planning Permission ref. 144372/FO/2025 which granted permission for:

'Addition of lighting to existing canopy and fit out works within the entrance recess'

Alongside condition 3 and 4 of planning permission 144539/LO/2025 which granter permission for:

'Listed Building Consent for works to entrance area.'

Planning permission for the above proposals was granted consent on 17th November 2025. This application seeks the approval of details reserved by conditions to provide the necessary information relating to condition 3 of 144372/FO/2025 and 3 and 4 of 144539/LO/2025.

Condition 3 – Final Details of Design (144372/FO/2025)

Condition 3 relates to the proposed lighting strips, canopy and floor lighting, which is worded as follows:

'Full and final details of the design of the lighting strips, including cross sections and floor and canopy plans showing the appearance of the strip lighting hereby approved and the fixing details and electrical connection routes shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of the lighting. The approved lighting shall be installed in accordance with the approved details prior to the completion of the development hereby approved.'



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 and protect the character of the Conservation Area and the setting of the listed buildings, as specified in policies SP1 and DM1 of the Core Strategy.'

In accordance with the above, the following documents have been prepared:

- LED Lighting Installation Drawings (Dakota Drawings – referenced within the Method Statement)
- Concept Electrical UK Ltd – Safety Method Statement
- 5601-24-104 Rev G – Existing & Proposed Canopy/Lobby Section
- 5601-24-110 Rev D – Existing & Proposed Entrance Lobby Plan
- 5601-24-110 Rev E – Existing & Proposed Entrance Lobby Plan (updated to include detailed cable routing, LV penetrations and driver locations)

The submitted lighting drawings provide full floor and canopy plans showing the precise location and layout of the proposed LED strip lighting within the entrance canopy, steel fins and internal halo features, thereby satisfying the requirement for floor and canopy plans showing the appearance of the strip lighting.

Drawing 5601-24-104 Rev G confirms the introduction of a new quadrant channel and radius diffuser fitted to the existing steel fins on both sides, securely fixed to existing steel beams with self-tapping screws and angle supports. The drawing also confirms warm white illumination lines set either side of the fins and a fully recessed warm white LED illumination set within the existing ceiling, aligned with the external fin detail.

Drawing 5601-24-110 Rev E further confirms the 220V cable route and secondary low voltage cable routes, the precise location of penetrations through the building fabric to feed the 'fin' illumination (Position A), the mounting location of all lighting drivers above the ceiling access hatch (Position B), power and data feeds for the illuminated display box (Position C), and power supplies for the pixel panel location (Position D). This provides clear and fully coordinated electrical routing information in plan form.

The drawings and associated specification confirm the recessed installation of LED tape within the canopy and fixed installation to the underside of the existing steel fins, clearly demonstrating the visual appearance and integration of the lighting within the architectural fabric of the building.

Drawing 5601-24-110 Rev D further confirms the alignment of the recessed ceiling illumination with the external fin detail and the integration of the illuminated poster box within the entrance lobby, ensuring full coordination between canopy, fin and internal lighting elements.

The Safety Method Statement confirms that all LED drivers and fused connection units (FCUs) will be located within the internal ceiling void, with LV power cables routed through existing containment and builder-formed penetrations. This provides clear details of the fixing arrangements and electrical connection routes as required by the condition.



The Method Statement confirms a project start date of 16/03/2026 and completion date of 03/04/2026 and details the precise sequence of works for installation of LV power to the entrance canopy, external steel fins, internal window halos and poster box.

The documentation confirms that the lighting will be installed strictly in accordance with the approved drawings and relevant IEE/BS standards, ensuring the development preserves the character of the Conservation Area and the setting of the listed building in accordance with Policies SP1 and DM1.

Condition 3 – Lighting Method Statement (144539/LO/2025)

‘Prior to the installation of the lighting, projecting sign and/or poster frame, a method statement for the connection of the lighting and advertisements to a power supply including the routes and designs of the connections shall be submitted to and approved in writing by the City Council as local planning authority. The works to install the lighting shall then be carried out fully and only in accordance with the approved details and shall be completed prior to the installation of these items and shall be completed prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.’

In accordance with the above, the following documents have been prepared:

- Concept Electrical UK Ltd – Safety Method Statement
- Concept Electrical UK Ltd – Site Activities Risk Assessments
- 5601-24-110 Rev E – Existing & Proposed Entrance Lobby Plan (updated to include detailed cable routing, LV penetrations and driver locations)

The Safety Method Statement provides a comprehensive methodology for the connection of the lighting to the power supply, including details of LV cable routes via existing containment, ceiling voids and controlled penetrations into the external canopy void. This directly addresses the requirement for a method statement covering routes and design of connections.

The submitted Rev E entrance lobby plan cross-references the method statement and graphically identifies all primary and secondary cable routes, driver positions and penetration points, thereby providing a clear visual schedule of connection routes to accompany the written methodology.

The document confirms that all drivers and FCUs are to be mounted internally within ceiling voids, ensuring no harmful impact on historic fabric externally and minimising intervention to the listed structure.



The Method Statement also confirms that all works will be undertaken within exclusion zones, with isolation and lock-off procedures implemented prior to works commencing, and that all installations will be tested and commissioned in accordance with BS 7671 and BS 7909

The Site Activities Risk Assessments (CEL-277) provide detailed safe systems of work for electrical installation, isolation procedures, live working controls, working at height, cable pulling and testing/commissioning. These documents demonstrate that the works will be undertaken in a controlled and conservation-sensitive manner consistent with the statutory duties associated with listed buildings.

Together, these documents confirm that the installation of lighting and associated electrical connections will be undertaken in accordance with strict safety, isolation and conservation controls, protecting the character and appearance of the listed building in accordance with policies SP1, CC9, EN1, EN3 and DM1.

Condition 4 – Sample Method of Repair for External Lighting (144539/LO/2025)

'Prior to the installation of the external lighting, full details of a sample of the method of repairs to brickwork shall be submitted to and approved in writing by the City Council as local planning authority. The works to repair the brickwork shall then be carried out fully and only in accordance with the approved details and shall be completed within 2 months of the completion of the external alterations hereby approved.'

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.'

In accordance with the above, the following documents have been prepared:

-  StoneLux Brick Repair Filler – Technical Data Sheet
- Manchester Genting Stone Repair Photographic Record (23rd February 2026)

The StoneLux Brick Repair Filler Technical Data Sheet provides full specification details of the proposed brick repair material, including composition (water-based), curing times, application method and colour matching options.

The product is specifically designed for remedial and cosmetic brick repairs to recreate the natural appearance of brickwork, ensuring repairs are visually sympathetic to the existing façade.

Application guidance confirms repairs will be undertaken in controlled layers (maximum 12mm depth), with appropriate preparation and curing conditions, ensuring minimal intervention and careful treatment of the historic brickwork fabric.



The accompanying photographic record (dated 23/02/2026) demonstrates sample repair areas undertaken, showing before and after conditions and evidencing the visual integration and colour matching achievable using the StoneLux system.

This document therefore provides full details of the method of repair to brickwork associated with the installation of external lighting and demonstrates that any repair works will preserve the character and appearance of the listed building.

Summary

This application comprises the following supporting documents:

- Completed Application Forms;
- Covering Letter;
- StoneLux Brick Repair Filler – Technical Data Sheet
- Concept Electrical UK Ltd – Safety Method Statement
- Concept Electrical UK Ltd – Site Activities Risk Assessments
- Dakota Drawing 5601-24-104 Rev G – Existing & Proposed Canopy/Lobby Section;
- Dakota Drawing 5601-24-110 Rev D – Existing & Proposed Entrance Lobby Plan;
- 5601-24-110 Rev E – Existing & Proposed Entrance Lobby Plan (including 220V and LV cable routing details);
- Manchester Genting Stone Repair Photographic Record (23 February 2026).

The planning application fee has been paid online via the Planning Portal (PP-14674380).

We trust that this letter, together with the enclosed information and application form provides sufficient detail to allow Condition 3 of permission 144372/FO/2025 and Condition 3 and 4 of permission 144539/LO/2025 to be approved by the Local Authority.

We look forward to receiving notification that the application has been registered and would be happy to assist the Authority in any way during the determination process.

Yours sincerely

Rhys Lewis

Graduate Planner



Boyer

