9 February 2026

Steven McCoombe
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-14691119

Dear Jennifer,

APPLICATION TO DISCHARGE CONDITION 5 OF PLANNING PERMISSION: 143771/FO/2025
SHARSTON INDUSTRIAL ESTATE, MANCHESTER
KIER SHARSTON LTD

Introduction

We write on behalf of our client Kier Shartson Ltd, to apply for the discharge of Condition 5 of Planning Permission: 134771/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: 134771/FO/2025;
- Construction Environment Management Plan;
- Site Logistics Plan; and
- Site Waste Management Plan.

The application has been submitted electronically via the Planning Portal website (Reference: **PP-14691119)**. An electronic payment for £298, that being the requisite application fee, has also been made on the Planning Portal.

Planning History

On 4 December 2025, the Council granted permission for the erection of nine, two storey Warehouse Units (Use Class B2 / B8/ Class E(g)(iii)), including ancillary offices with associated works including landscaping, car parking and alterations to access arrangements, providing approximately 8,511 sqm (GIA) of floorspace (App Ref: 143771/FO/2025). As such, this application seeks to discharge a number of pre-commencement conditions relating to the permission.

Condition 5 – Construction Environment Management Plan ('CEMP')

Condition 5 sets out the 'prior to the commencement' requirement to provide a CEMP to manage construction activities at the Site, including provisions for each of the below areas:

- Measures to control noise and vibrations;
- Dust suppression measures;
- Compound locations where relevant;

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

- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.
- Dilapidation survey of pavement areas adjoining the site;
- Loading and unloading of plant and materials;
- Storage of plant and materials; and
- Site hoarding; scaffolding and acoustic fencing.

The submission includes a CEMP, prepared by Hargreaves Contracting, which details each of the above. Also included is a Site Logistics Plan and Site Waste Management Plan.

As a result, we request that the Local Planning Authority confirms that Condition 5 is discharged based on the document submitted.

Summary & Conclusion

The plans and documents submitted with the application are provided to formally discharge Condition 5 on Planning Permission: 134771/FO/2025, in relation to the development at Sharston Industrial Estate, 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

Cc Henry Martin – Kier Property
Oliver Butler – Kier Property