

4 March 2026

David Lawless
Planning Officer
Development Management South
Manchester City Council
Planning Department
PO Box 532
M60 2LA

Lambert Smith Hampton
Windmill Green
24 Mount Street
Manchester
M2 3NN

Dear David,

RE: Former Co-operative Department Store and above vacant office units, Wythenshawe Civic Centre, The Birtles, M22 5RF – Partial Discharge of Condition 3, Full Planning Permission Reference 142287/VO/2025 (as amended) (PP-14749414)

Lambert Smith Hampton (LSH) writes on behalf of our client, Manchester City Council's (MCC) Development & Investment Estate Service and enclose an application for the partial discharge of Pre-Commencement Condition 3 of full planning permission reference **142287/VO/2025 (as amended¹)** that was granted planning permission on the 13th June 2025. This application is linked and aligned to a live Section 73 application for the site (**PP-14751316**) which is seeking to change the wording of Condition 3 to regularise the submission and enable partial discharges. The aim of this submission is to begin discharging the required pre-commencement condition to enable works to begin on the site. A fee of £298 has been paid internally to Manchester City Council.

This submission comprises:

- Complete application form and covering letter for the discharge of the aforementioned condition; and
- Information required to discharge the relevant condition (as detailed below).

Condition 3

The condition states:

No development that is hereby approved, apart from soft strip-out or associated demolition work, shall commence unless and until samples and/or specifications of all materials (including window

¹ Note: The parent planning consent was amended via Section 73 (Ref. 144260/JO/2025) on the 9th December 2025. A second Section 73 application to make further amendments to the parent planning consent is currently live with Manchester City Council.

frames) to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

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 Manchester Core Strategy.

Should the revised condition wording proposed under the live Section 73 application be approved, Condition 3 would be revised as follows:

Prior to the installation of the relevant external element outlined below, sample details and/or specifications of the relevant materials to be used for that individual item on the external elevation must be submitted to and approved in writing by the City Council as local planning authority:

- 1. Window frames;*
- 2. Doors;*
- 3. External walls/cladding;*
- 4. Any other elements on external elevation which is considered necessary to include*

In accordance with Condition 3, the following document has been submitted:

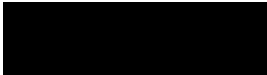
- Drawing 45848-AE-01-XX-D-A-3104-S3-P09- Proposed Elevation 01 - The Birtles prepared by Architectural Emporium Ltd;
- Drawing 45848-AE-01-XX-D-A-3105-S3-P10- Proposed Elevation 02 - Hale Top prepared by Architectural Emporium Ltd;
- Drawing 45848-AE-01-XX-D-A-3106-S3-P09- Proposed Elevation 03 – Rear prepared by Architectural Emporium Ltd;
- Drawing 45848-AE-01-XX-D-A-3107-S3-P09- Proposed Elevation 04 – Side prepared by Architectural Emporium Ltd;
- Drawing 260218_Elevations Markup for Client prepared by Architectural Emporium Ltd; and
- Document RAL 9011.

The above documents confirm the colouring and materials for the windows and cladding of the development. Therefore, Condition 3 (*Parts 1 and 3* as proposed under Section 73 amendments) would be partially discharged.

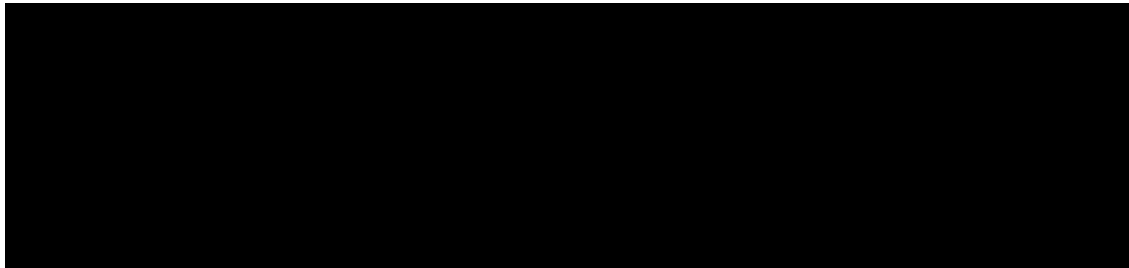
Conclusion

As stated, the aim of this application is to partially discharge the pre-commencement condition 3. LSH trust that the information provided is sufficient to partially discharge the aforementioned condition; should further information or clarification be required, please do not hesitate to contact me.

Yours sincerely,

A black rectangular box redacting the signature of the sender.

Melanie Chan

A large black rectangular box redacting the contact information of the sender.