

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 7, 8, 9, 12 & 13 from Planning Permission
142143/FO/2025**

Shamrock Inn, 17-21 Bengal Street, Manchester M4 6AQ

Planning Portal Reference: PP-14700268

We are instructed by Joseph Holts to submit this application to discharge Condition 7, 8, 9, 12 and 13 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 7 – New windows and doors

Condition 7 states:

“Prior to the commencement of works associated with the installation of any proposed new windows and doors into the fabric of the existing building, a detailed method statement, materials and specification (including sections) for the installation of the windows and doors shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be completed prior to the first use of the extension hereby approved. The windows and doors shall thereafter be retained and maintained in situ.”



The approved details shall be carried out in accordance with the agreed method statement and be in place prior to the first occupation of the development. Thereafter the roof alterations shall be maintained and retained in situ for as long as the development remains in use.”

The stated reason for Condition 9 is *“To ensure that the alterations to the existing windows of the building are appropriate and respect and reinstate the historic fabric as much as possible pursuant to policies SPI, ENI and DMI of the Manchester Core Strategy (2012) and the NPPF.”*

Pursuant to the discharge of condition 9, please find enclosed the following documents:

- Method Statement – Window Repairs

Condition 12 – Rainwater goods

Condition 12 states:

“Prior to the commencement of works to remove and reinstate any rainwater goods, a detailed method statement, materials (cast aluminium) and specifications for the works shall be submitted for approval in writing by the City Council, as Local Planning Authority. The reinstatement of the rainwater, shall be carried out in accordance with this method statement and be completed prior to the first use of the extensions hereby approved.”

The stated reason for Condition 12 is *“To ensure the rainwater goods are appropriate for the character and appearance of the building pursuant to policies SPI, ENI and DMI of the Manchester Core Strategy (2012).”*

Pursuant to the discharge of condition 12, please find enclosed the following documents:

- Method Statement – Rainwater Goods
- Product Data Sheet – Circular Cast Collar Pipes
- Product Data Sheet – Vintage Ogee – Snap-fit

Condition 13 – External staircase

Condition 13 states:

“Prior to the commencement of the works to install the external staircase, a detailed method statement, materials and specification for the external staircase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The works must be carried out in accordance with this method statement 3-3 and specification and be completed prior to the first use of the extensions of the development.”

The stated reason for Condition 13 is *“To ensure that the works to the external staircase are done so in a manner which does not harm the fabric of the Building and to ensure that the resulting condition of the buildings*



which will be revealed is repaired appropriately within a suitable time frame pursuant to policies SPI, ENI and DMI of the Manchester Core Strategy (2012)."

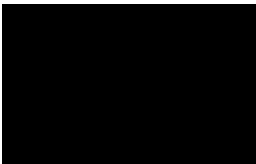
Pursuant to the discharge of condition 13, please find enclosed the following documents:

- Feature Details 3-3 2021-114 Rev A
- Method Statement – Fire Escape

We trust that the information submitted is sufficient to fully discharge condition 7, 8, 9, 12 and 13 of the planning permission.

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

Yours faithfully,



Billy Jones BSc (Hons)
Assistant Planner



Cc Denis Maddock, Joseph Holts

