Our Ref: LPL942A

Planning Department,
Manchester City Council,
PO Box 532,
Town Hall,
Manchester,
M60 2LA

21st May 2026

Dear Sir/Madam,

RE: 58-66 Market Street, Manchester, M1 1PW

Discharge of Condition 3 of Advertisement Consent 142858/AO/2025 – Installation of 2no internally illuminated fascia signs.

On behalf of our client, Museum of Illusions Manchester Ltd, please find attached the documentation to support the formal discharge of Condition 3 of Advertisement Consent 142858/AO/2025, granted on 1st August 2025.

The application is accompanied by the following documents:

- Covering Letter
- Completed application forms
- Appendix A – Material Samples and Specifications: Bradleys Textured Concrete BR11403 (to be reviewed on site with Council).
- Appendix B – Letter Construction Details
- Appendix C – Approved Existing and Proposed Cross Sections

The table below sets out how the specific information submitted addresses the condition:

Summary of Discharge of Condition LPA Ref: 142858/AO/2025	**Information Submitted and Commentary**
Condition 3 Prior to the commencement of the works, samples and specifications of all materials to be used on all external elevations shall be submitted and approved by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details.	**Information Submitted** The relevant detailed information to secure discharge of condition 3 is listed below: • Appendix A – Material Samples and Specifications: Bradleys Textured Concrete BR11403 (to be reviewed on site with Council). • Appendix B – Letter Construction Details • Appendix C – Approved Existing and Proposed Cross Sections **Commentary** The submitted samples and specifications relate to the external fascia panel finish for the two internally illuminated fascia signs approved under 142858/AO/2025. The Textured Concrete BR11403 powder coat finish provides a stone-effect appearance in a colour closely matching the existing sandstone facade of the building, consistent with the approved proposal to use a stone-like panel similar in colour to the building with profilations on top and bottom. This material is appropriate for external use on an aluminium substrate and is consistent with the visual amenity objective of the condition. We understand that a physical sample will need to be provided to the council for formal review. The letter construction details confirm the aluminium channel letters with opal acrylic faces, RAL 7016 anthracite powder coated returns, 6500K LED illumination contained within a formed back tray fixed directly to the building facade, and supply cabling concealed within the facade. These details are consistent with the approved drawings submitted with the original application. Therefore, the submitted samples and specifications satisfy the requirements of Condition 3 and we respectfully request written confirmation of the discharge of this condition from the Local Planning Authority.

We trust that this covering letter clarifies the purpose of the application and that you have everything required to validate, register, and progress the application swiftly. However, should you require any additional details or information at this stage, please do not hesitate to contact us at the earliest opportunity and we will respond to any questions raised. Otherwise, we look forward to a timely decision confirming that the provisions of condition 3 on consent reference **142858/AO/2025**.

Yours faithfully,

Matthew McHugh
Planning Consultant
Leith Planning Limited