RAPLEYS

Development Management - Planning
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Our ref: AL/22-01715
Your ref: PP-14965001
Date: 27th May 2026

Dear Planning

RE: DISCHARGE OF CONDITION APPLICATION FOR CONDITION 11 LIGHTING SCHEME AND CONDITION 12 GLARE AND LIGHT SPILLAGE OF PERMISSION REF: 135342/FO/2022 FOR ARCHES 1–4 & 6 - 11, CORPORATION STREET AND LAND ADJACENT TO DANTZIC STREET, MANCHESTER, M4 4DG.

We act on behalf of The Arch Company and have been instructed to submit a discharge of condition application to discharge Conditions 11 and 12 under planning permission ref: 135342/FO/2022:

> *'Change of use for drinking establishments with expanded food provision & an open Class E (Commercial, Businesses and Services) to include retail, office, light industrial and restaurant/cafe uses, provision of a new substation with associated access and parking, along with external and internal refurbishment works including treatments to the front and rear facades for Arches 1-4 & 6 -11 at Corporation Street'.*

Condition 11 states:

> *Prior to the use of an arch hereby approved, full details of a building lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn for that building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first use of that building and shall remain in operation for so long as the development is occupied.*
>
> *Reason - In the interests of amenity, crime reduction and the personal safety in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.*

Condition 12 states:

> *If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 21 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.*
>
> *Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.*

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Condition 11 and 12 requires the submission of a Lighting Scheme and Glare and Light Spillage Plan to minimise the impact of the illumination of lights on the occupiers of nearby residential accommodations. Pick Everard and SGP Architects have prepared a Lighting Scheme and Glare and Lighting Plan which adheres to the requirements of this condition.

The application has been submitted online via the Planning Portal (PP-14965001), and is supported by the following documents:

- Application Form signed and dated
- Decision Notice Ref: 135342/FO/2022
- Lighting Calculations (External) prepared by Pick Everard
- Lighting Calculations (Spillage) prepared by Pick Everard
- Lighting Calculations (Pedestrian) prepared by Pick Everard
- Planning Letter, prepared by Rapleys LLP

A payment of £383.00 (including Planning Portal Service Charge) to cover the planning application fee has been paid to Manchester City Council via the Planning Portal.

CONCLUSION

We trust that the submitted details satisfy the requirements of the conditions and request that they are discharged at the earliest opportunity, to facilitate the implementation and construction of the development without delay.

We look forward to receiving the Council's written confirmation of the registration of the application. Should you have any queries on the submission, please contact Abraham Laker on the details below.

Yours faithfully,

Abraham Laker
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