11th June 2026
L260610 SAV Cover Letter

Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

Katie Parfett-Bass
E: Katie.parfett@savills.com
DL: +44 (0) 161 277 7292

Belvedere
12 Booth Street
Manchester M2 4AW
T: +44 (0) 161 236 8644
savills.com

SUBMITTED VIA PLANNING PORTAL: Reference: PP-15005272

Dear Sir or Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITION 8 OF PLANNING PERMISSION: 143714/FO/2025
THE HIVE, 51 LEVER STREET, MANCHESTER, M1 1FN
GROSVENOR OEI LIMITED

Introduction

We write on behalf of our client, Grosvenor OEI Limited, to apply to discharge Condition 8 of Planning Permission Ref: 143714/FO/2025.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- This covering letter;
- The completed application forms;
- Signage Strategy Document, prepared by OMI Architects

Relevant Planning History

On 10th October 2025, planning permission was granted for External alterations to building facade including creation of new entrances, modification to existing mesh screen, installation of roof top plant and associated screen and installation of fume extraction equipment (Ref: 143714/FO/2025) (the '**2025 Permission**').

The 2025 Permission was granted subject to 11 conditions. This application seeks to discharge Condition 8.

Condition 8 – Signage Strategy

Condition 8 of the 2025 Permission states as follows:

Prior to the completion of the development hereby approved a signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building..

In accordance with the requirements of Condition 8, we enclose a Signage Strategy Document, prepared by OMI Architects.

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

We trust that the details included in the submitted document are acceptable to the LPA and request written confirmation that Condition 8 has been formally discharged.

Summary and Conclusion

This application seeks approval for matters reserved by Condition 8 of Planning Permission: 143714/FO/2025.

The documents submitted in support of this application provide all the necessary information required by the LPA.

We will endeavour to contact you within the next couple of days to ascertain the Council's timetable for decision making. In the meantime, should you require any clarification or additional information, please do not hesitate to contact Katie Parfett-Bass or Brad Wiseman at these offices.

Yours faithfully

Savills

Savills (UK) Limited
Planning