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**Our Ref: HB/KN0036/23**

2 June 2026

Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

Via the Planning Portal

Dear Sir/Madam,

**Application to Discharge Condition 11 Planning Permission 142143/FO/2025**
**Shamrock Inn, 17-21 Bengal Street, Manchester M4 6AQ**
**Planning Portal Reference: PP-14978881**

We are instructed by Joseph Holts to submit this application to discharge Condition 11 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 11 – Fascia Panel**

Condition 11 states:

*"Prior to the installation of the new faience fascia panel over existing faience fascia to cover existing raised lettering, details of the material, sections and method of fixing 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 thereafter retained and maintained in sit."*

The stated Reason for Condition 11 is *"In the interest of securing appropriate signage installation of the façade of the building pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and the NPPF."*

Pursuant to the discharge of condition 11, please find enclosed the following documents:

- Proposed External Elevations and Fascia Details 2021/PL33 Rev A

We trust that the information submitted is sufficient to fully discharge Condition 11 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,



**Helen Binns BA(Hons) MTPL MRTPI**
**Associate Director**
[redacted]

Cc Denis Maddocks, Joseph Holt