12 June 2026

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24 Mount Street
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David Lawless
Planning Officer
Development Management South
Manchester City Council
Planning Department
PO Box 532
M60 2LA

Dear David,

RE: Former Co-operative Department Store and above vacant office units, Wythenshawe Civic Centre, The Birtles, M22 5RF – Full Discharge of Condition 3, Full Planning Permission Reference 142287/VO/2025 (as amended) (PP-15004119).

Lambert Smith Hampton (LSH) writes on behalf of our client, Manchester City Council's (MCC) Development & Investment Estate Service and enclose an application for the full discharge of Pre-Commencement Condition 3 of full planning permission reference **142287/VO/2025 (as amended[1])** that was granted planning permission on the 13th June 2025. This application follows the previous partial discharge of condition 3 parts A and C (CDN/26/0214) and seeks to fully discharge condition 3. The aim of this submission is to begin discharging the required pre-commencement condition to enable works to begin on the site. A fee of £309 has been paid internally to Manchester City Council.

This submission comprises:

- Complete application form and covering letter for the discharge of the aforementioned condition; and
- Information required to discharge the relevant condition (as detailed below).

Condition 3

Following the approval of the non-material amendment (145422/NMC/2026) on the 26th of March 2026, the revised condition 3 wording is as follows:

[1] Note: The parent planning consent was amended via Section 73 (Ref. 144260/JO/2025) on the 9th December 2025. The planning consent was amended via a non-material amendment (145422/NMC/2026) on the 26th of March 2026.

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Prior to the installation of the relevant external element outlined below, sample details and/or specifications of the relevant materials to be used for that individual item on the external elevation must be submitted to and approved in writing by the City Council as local planning authority:

A. *Window frames;*

B. *Doors;*

C. *External walls/cladding;*

D. *Any other elements on external elevation which is considered necessary to include*

In accordance with Condition 3, the following document has been submitted:

- Drawing *45848-AE-01-XX-D-A-3104-S3-P10-* Proposed Elevation 01 - The Birtles prepared by Architectural Emporium Ltd;
- Drawing *45848-AE-01-XX-D-A-3105-S3-P11-* Proposed Elevation 02 - Hale Top prepared by Architectural Emporium Ltd;
- Drawing *45848-AE-01-XX-D-A-3106-S3-P10-* Proposed Elevation 03 – Rear prepared by Architectural Emporium Ltd;
- Drawing *45848-AE-01-XX-D-A-3107-S3-P10-* Proposed Elevation 04 – Side prepared by Architectural Emporium Ltd;

The above documents confirm the colouring and materials for the windows frames, doors and external walls/ cladding of the development. Therefore, Condition 3 can be fully discharged.

Conclusion

As stated, the aim of this application is to fully discharge the pre-commencement condition 3. LSH trust that the information provided is sufficient to fully discharge the aforementioned condition; should further information or clarification be required, please do not hesitate to contact me.

Yours sincerely,

[redacted]

Melanie Chan

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