Michael Pearson
Development Management Central Core
Manchester City Council
Town Hall
Lloyd Street
Manchester
M2 5DB

NRIL,
Waterloo General Office
London
SE1 8SW
Email: Archie.Kimberley@cbre.com
Mobile: 07345 426346

Date: 02/07/2026

Dear Michael,

**Discharge of Condition 5 – Attached to application reference 145264/LO/2026 relating to Manchester Piccadilly Station, Manchester M1 2WD**

Dear Sir/Madam,

This application has been made to enable discharge of Condition No.5 (fixing details) pursuant to planning application ref. 145264/LO/2026.

We submit the required information to enable the discharge of the above condition. The application has been made through the Planning Portal.

Listed Building Consent was granted for the application ref. 145264/LO/2026 on 4th June 2026. The approved description of development for the proposals is as follows:

*"Listed Building Consent for installation of Air Source Heat Pumps, substation, lighting units and associated infrastructure."*

**Condition 5 (Fixing Details)**

Condition 5 of application ref. 145264/LO/2026 states the following:

*"Notwithstanding the approved drawings listed within condition 2 of this permission, prior to the installation of any M&E, cable trays, lighting, ladder racks and pipework hereby approved, final details in relation to their interface with/affixing to the listed building, their final material finish and a methodology for their installation and the removal and making good of redundant M&E and cabling, shall be submitted to and approved in writing by the Local Planning Authority. Any approved scheme shall forbid the installation of fixing points to the property's columns. The development shall then proceed in accordance with the approved details.*

*Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework."*

**Supporting Documents**

Alongside this covering letter the following supporting documents have been submitted in order to discharge Condition 5:

- The following plans and drawings:
    - Piccadilly Station, Proposed Boiler Room G.A. – Drawing No. 50902-VE-PS-XX-DR-M-5605;
    - Piccadilly Station, Network Rail Corridor G.A. – Drawing No. 50902-VE-PS-XX-DR-M-5606;
    - Piccadilly Station, Existing Duct Area G.A. – Drawing No. 50902-VE-PS-XX-DR-M-5609;
    - Piccadilly Station, Cark Park G.A. – Drawing No. 50902-VE-PS-XX-DR-M-5610; and
    - Piccadilly Station, Undercroft, Elevations – Drawing No. 50902-VE-PS-XX-E-M-5605.
- Hitli Test of Fasteners; and
- Hilti Technical Datasheet / Methodology

The above plans and drawings detail proposed and existing sections / elevations of the proposed M&E including how they will be fixed and located within the existing undercroft.

The Hilti Technical Datasheet / Methodology explains what fixings will be utilised as well as provides a methodology for their installation which will be used on site. The Hitli Test of Fasteners demonstrates the fixings and methodology are wholly appropriate to support the

proposed works.

The above documentation is considered to be sufficient to enable the discharge of Condition 5 in its entirety.

**Summary**
We trust that the supporting documentation provides sufficient information to process this application and for the conditions to be discharged.

Should you have any queries then please contact me directly.

Yours sincerely,

Archie Kimberley AssocRTPI
Planner, CBRE Ltd (acting on behalf of Network Rail)