RAPLEYS

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

Our ref: AL/24-02681
Your ref: PP-15156979
Date: 14th August 2026

Dear Sirs,

RE: DISCHARGE OF CONDITION APPLICATION FOR CONDITION 8: DETAILED LIGHTING DESIGN UNDER FULL PLANNING PERMISSION REF: 143689/FO/2025 FOR ARCH 77 WHITWORTH STREET, MANCHESTER, M1 5WQ.

We act on behalf of The Arch Company and have been instructed to submit a discharge of condition application to discharge Condition 8 under full planning permission listed building consent ref: 143689/FO/2025:

> *"Use of the property for Class E (Commercial, Businesses and Services) or drinking establishments with expanded food provision (Sui Generis) with external and internal refurbishment works".*

Condition 8 states:

> *a) Before the use hereby approved commences details of any external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.*
>
> *b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.*
>
> *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 8 requires the submission of detailed lighting design in the interest of amenity, crime reduction and personal safety. A detailed lighting design has been prepared by Ansell Lighting Desing Department which meets the relevant information which adheres to the requirements of this condition.

Rapleys LLP is registered as a limited liability partnership in England and Wales. Registration No: OC308311
Registered Office: Unit 3a The Incubator The Boulevard, Enterprise Campus, Alconbury Weald, Huntingdon. PE28 4XA Regulated by RICS

The application has been submitted online via the Planning Portal (PP-15156979), and is supported by the following documents:

- Application Form signed and dated
- Decision Notice Ref: 143689/FO/2025
- Detail Lighting Design plan ref: 19259-SGP-31-ZZ-DR-A-201302 _P05 _Proposed Elevations prepared by SGP
- Planning Letter, prepared by Rapleys LLP

A payment of £400.00 (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,

[redacted]

Abraham Laker
BA (Hons) MA FRTPI FRSA
Associate Partner
[redacted]