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Jack Naven
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

28th July 2026

Dear Jack

DISCHARGE OF CONDITION APPLICATION
THE STABLES, GRAPE STREET, MANCHESTER
APPLICATION REFERENCE: 145484/JO/2026

I write on behalf of the applicant, All Studios Holdings Limited, in relation to a discharge of condition application relating to the above consent.

Introduction

Planning and listed building consent (LBC) were granted for works at the above site in June 2024 as follows:

'Change of use, refurbishment and alteration to create a bar restaurant (Use Class sui generis) including replacement roof and removal of conservatory' (Reference: 138279/FO/2023).

and;

'Listed Building Consent for refurbishment and alteration to create a bar restaurant (Use Class sui generis) including replacement roof and removal of conservatory' (Reference: 138280/LO/2023).

The above applications were subsequently varied to allow an amendment to the external façade, and as part of this, a Phasing Plan was consented. Due to the number of varying elements associated with the development, it was agreed that the scheme would be delivered in phases, with the element to the western side of the courtyard being progressed first as Phase 1, and the eastern side of the courtyard will be progressed at a later date, as Phase 2. Please refer to the below:

'Variation of condition 2 (Specified Plans) pursuant to planning permission 138279/FO/2023 to amend the design of the Grape Street frontage and allow for phased implementation with associated

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amendments to conditions.' (Reference: 143177/JO/2025)

and;

'Variation of condition 2 (Specified Plans) pursuant to listed building consent 138280/LO/2023 to amend the design of the Grape Street frontage and allow for phased implementation with associated amendments to conditions' (Reference: 143178/JO/205).

The above applications were then subsequently varied for a second time, to deal with minor internal amendments to the internal washrooms and kitchen layout, and the re-location of the rear bin store. For clarity, the below applications are the latest consents:

'Variation of Condition 2 (Specified Plans) and 8 (Waste Strategy) attached to Planning Permission 143177/JO/2025 involving the relocation of the bin store' (Reference: 145484/JO/2026)

and;

'Variation of Condition 2 (Approved Plans) attached to Listed Building Consent 143178/JO/2025 for internal alterations.' (Reference: 145483/JO/2026)

Discharge of Conditions

This application is to discharge conditions 3 (CMP) and 4 (External Materials) attached to application reference 145484/JO/2026, as the below table refers.

Table 1: Conditions attached to Planning Application ref: 145484/JO/2026

Condition No.	Condition wording
3 – fully discharge	Prior to the commencement of **Phase 2** of the development, a detailed construction management plan (CMP) outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For avoidance of doubt, the CMP shall include the following: • Display of an emergency contact number; • Details of Wheel Washing; • Dust suppression measures • Compound locations where relevant; • Location, removal and recycling of waste; • Phasing and quantification / classification of vehicular activity associated with planned construction with commentary on types and frequency of vehicular demands;

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	• Routing strategy and swept path analysis; • Parking of construction vehicles and staff; and • Sheeting over of construction vehicles; Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. Development shall be carried out in accordance with the approved construction management plan.
4 – fully discharge	No development relating to **Phase 2**, that is hereby approved, shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Condition 3

Condition 3 requires a detailed construction management plan. This has been prepared, in addition to a Traffic Management Plan (TMP), and forms part of this submission. This report refers to Phase 2.

Below outlines the page number to find the detail within the CMP:

- *Page 9: Display of an emergency contact number*
- *Page 11: Details of Wheel Washing*
- *Page 11: Dust suppression measures*
- *Page 9 and TMP: Compound locations where relevant*
- *Page 12: Location, removal and recycling of waste*
- *Pages 1, 5 and 11: Phasing and quantification / classification of vehicular activity associated with planned construction with commentary on types and frequency of vehicular demands*
- *Page 5 and TMP: Routing strategy and swept path analysis*
- *Pages 7 and 8: Parking of construction vehicles and staff*
- *Page 10: Sheeting over construction vehicles*

Condition 4

Condition 4 requires samples and specifications of all materials to be used externally. Please refer to the Appendix to view the sample images. These samples refer to Phase 2 of the development.

Additionally, following a meeting on site, further detail was requested and has subsequently been included within this submission, as the below refers:

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- Brick slip and blue / black engineering brick sample (a sample is shown within the Appendix and as per drawing 26-005-PL-EL-02).

- Confirmation that the junction between the new brick and the existing will be a rainwater pipe (shown as per drawing 26-005-PL-EL-01).

- Chamfered detail of the brick slips (shown as per drawing 26-005-PL-EL-01).

- Lighting spec / sample sheet (shown within the Appendix).

Supporting Information

For clarity, the below information supports this submission:

- Construction Management Plan (produced by D3 Interiors)
- Traffic Management Plan (produced by D3 Interiors)
- Lighting Plan (ST2-(61)-200 REV A), approved under refs 145483/JO/2026 & 145484/JO/2026
- Brick Slip Plan (26-005-PL-EL-01)
- Engineering Brick Plan (26-005-PL-EL-02)
- Sample images contained within the Appendix of this letter

Closure

We hope that this letter provides you with the information you need to discharge the above conditions. Should you wish to discuss the above, please do not hesitate to contact me.
Yours faithfully,

Phoebe Threlfall

Phoebe Threlfall

Associate Planner

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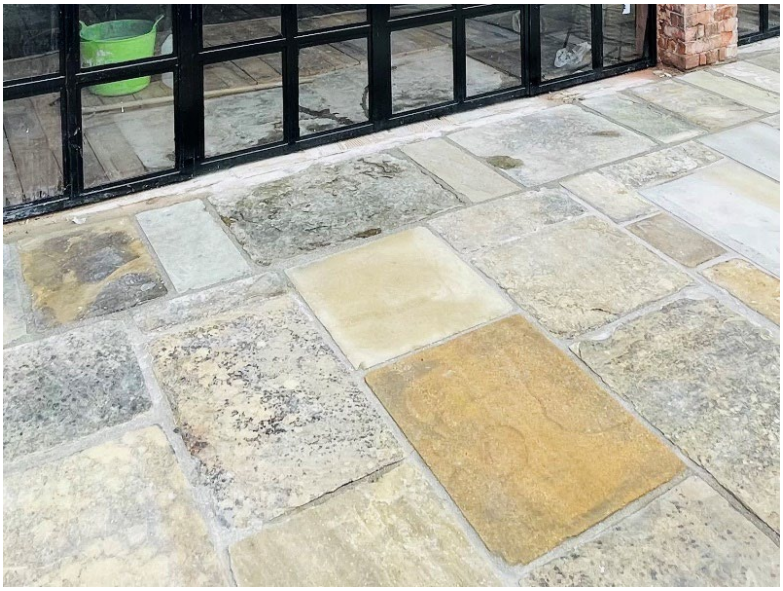
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APPENDIX

External Materials

Flooring

York Stone is proposed for the courtyard area, which aligns with the adjacent Stables Tavern (Phase 1).



Wall finishes

All exposed brickwork to be cleaned and made good as necessary. Brick Slips have been chosen to reflect the existing brickwork. The below images illustrate the colour palette which has been chosen and the spec / manufacturer details.



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The below images illustrate the colour that has been chosen for the engineering bricks. Please also refer to submitted drawing 26-005-PL-EL-02.



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As discussed on site, the course of existing engineering bricks differs in colour, which will become clearer once cleaned. It is therefore proposed that the engineering brick sample (pictured above) will be stained in masonry paint as and where required. This has been implemented already on the external wall along Grape Street (pictured below).



Windows

Water based heritage green paint will be painted on to external windows, to match Bonded Warehouse. A specialist colour / mix will be made. (Source: Google Maps).



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The below image illustrates the light fitting that will be installed on the exterior walls. Please refer to approved drawing ref ST2-(61)-200 REV A for the locations of the external lights.

Proposed external wall light:



Product details[1]:

Product overview | **Product details** | Reviews | Downloads

Manufacturer

Brand:	Konstsmide
Item no.:	5522713

Colour & design

Color:	rust
Material:	Steel / Glass

Dimensions

Width (cm):	14
Height (cm):	31
Depth (cm):	21.5
Other measurements:	wall mount diameter 11 cm
Net weight (kg):	1.24

Light source

Light bulb:	1 x 60 W
Light bulb (included):	Not included, Required
Wattage (watts):	60
Base type:	E27
Number of light bulbs:	1
The light bulb can be replaced:	By the end user

Additional functions

Dimmable:	Yes
Integrated dimmer:	Not included

Technical specifications

IP code:	IP44
Protection class:	I
Operating voltage (volts):	230
Supply voltage (volts):	230

Manufacturer information / person responsible for the EU

[1] Cerignola outdoor wall light rust | Lights.co.uk