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

12th March 2025

Dear Jack

DISCHARGE OF CONDITION APPLICATION
THE STABLES, GRAPE STREET, MANCHESTER
APPLICATION REFERENCE: 143178/JO/2025

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. For clarity, the below applications are the latest consents:

'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 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

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design of the Grape Street frontage and allow for phased implementation with associated amendments to conditions' (Reference: 143178/JO/205).

Discharge of Conditions

This application is to discharge conditions 4 (External Materials), 5 (Fixings), 6 (MEP), 7 (Proposed Finishes), attached to application reference 143178/JO/2025, as the below table refers.

Table 1: Conditions attached to Planning Application ref: 143178/JO/2025

Condition No.	Condition wording
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.
5 - fully discharge	Prior to any internal fit out relating to **Phase 2,** that is hereby approved, detailed existing and proposed cross sections through the internal fit out where works are being proposed, such as the installation of dry lining to the kitchen area and bar fixings shall be submitted to and approved in writing by the City Council as local planning authority. The submitted information shall include details of fixings. The works shall be carried out in accordance with the approved details.
6 - fully discharge	Prior to any internal fit out relating to **Phase 2**, full details, including scaled plan, cross section and elevation drawings, to show any mechanical or electrical ducting and equipment, including light fittings, shall be submitted to and approved in writing by the City Council as local planning authority. The works shall be carried out in accordance with the approved details.
7 - fully discharge	Prior to the commencement of development relating to **Phase 2**, full details of the proposed finishes to walls, floors and ceilings, including method statements for any cleaning of surfaces or features shall be submitted to and approved in writing by the City Council as local planning authority. The method statements shall include the cleaning system proposed, method, controls and samples. The works shall be carriedout in accordance with the approved details.

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.

Condition 5

Condition 5 requires details of any dry lining and fixings to be submitted. Dry lining is proposed in the kitchen area which will be on top of existing tiled surfaces. Bar fixings will be Rawlplug and screws made into mortar

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joints. Please refer to drawing ref 2-(42)-200 A (Proposed GF Wall Finishes Plan) and the British Gypsum DriLyner specification sheet.

Condition 6

Condition 6 requires details of any mechanical or electrical ducting and equipment, including light fittings to be submitted. All fixings and conduit will be surface mounted and fixings will be Rawlplug and screws made into mortar joints. Please refer to drawing ref. ST2-(61)-200 A (Proposed GF Lighting Plan) for lighting details.

Condition 7

Condition 7 requires details of the proposed finishes to walls, floors and ceilings to be submitted. Please refer drawing refs:

- ST2-(42)-200 A (Proposed GF Wall Finishes Plan)
- ST2-(43)-200 A (Proposed GF Floor Finishes Plan)
- ST2-(44)-200 A (Proposed GF Ceiling Finishes Plan)

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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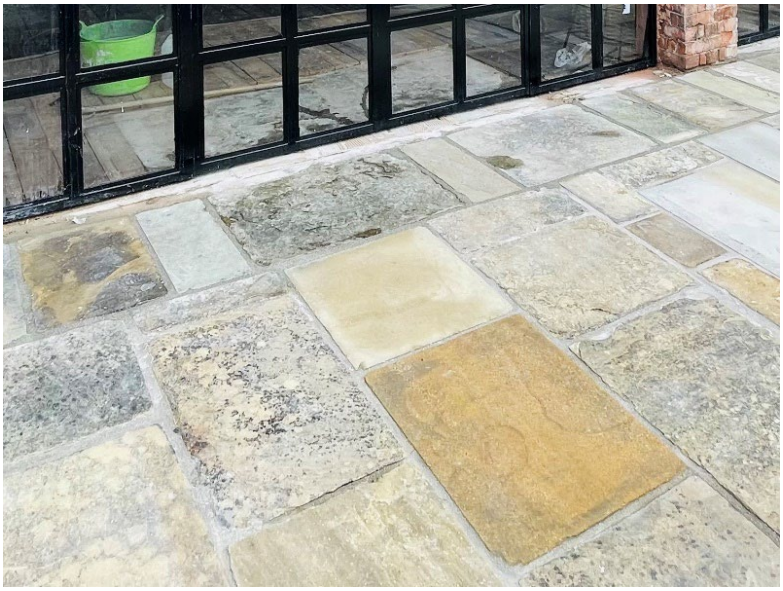
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APPENDIX

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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Lighting

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