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Our Ref: HB/KN0036/23

1 September 2026

Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

via the Planning Portal

Dear Sir/Madam,

Application to discharge Conditions 5c and 14 on Planning Permission 142143/FO/2025
Shamrock Inn, 17-21 Bengal Street, Manchester M4 6AQ
Planning Portal Reference: PP-15195451

We are instructed by Joseph Holt to submit this application to discharge Condition 5c and 14 of planning permission ref. 142143/FO/2025 in respect of works at the Shamrock Inn, 17-21 Bengal Street, Manchester.

Specifically, planning permission was granted for:

"Demolition of existing single storey side and rear extensions and erection of new single storey side extension and two storey rear extension for form additional accommodation in association with existing public house (Sui Generis), together with elevational alterations, new external fire escape, new boundary treatment, plant and associated works."

The application has been submitted electronically via the planning portal.

This is resubmission following the refusal of discharge of condition application Ref. OTT-2026-000156 in July 2026. It comprises amended lighting details which deals with issues with the design of the emergency light and waste transfer notes which addresses comments made by the Council's EHO.

<u>Condition 5 (c) – Contamination Remediation</u>

Condition 5 (c) states:

"(c) *A Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority, prior to the first use of the extensions hereby approved.*

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as Local Planning Authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy."

The stated reason for 5 (c) is *"To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy."*

Pursuant to Condition 5 (c) please find enclosed the following plans which provide details of the

- Verification Report GSL3318R02 Version 1 24/04/2026
- Waste Transfer Notes

<u>Condition 14 – Lighting</u>

Condition 14 states:

"The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first use of the extensions hereby approved. The approved scheme shall be implemented in full prior to the first use of the development and shall remain in operation for so long as the development is occupied.

The Festoon lighting shall be implemented in accordance with the Proposed Festoon Layout Plan and Detail 2021 228 B received by the City Council, as Local Planning Authority, on the 14 April 2025"

The states reason for 14 is *"In the interests of amenity, crime reduction and the personal safety and to minimise impact on local bats in order to comply with the requirements of policies SP1, EN15 and DM1 of the Core Strategy."*

Pursuant to Condition 14 please find enclosed the following plans which provide details of the lighting

- Proposed Elevations and Lighting details 2021 PL32 A

We trust that the information submitted is sufficient to fully discharge Condition 5 (c) and 14 of planning permission 142143/FO/2025.

If you have any queries or require any additional information, please do not hesitate to contact me.

Yours faithfully,



Helen Binns BA(Hons) MTPL MRTPI
Associate Director
[redacted]

Cc Denis Maddocks, Joseph Holt
Jim Ashbridge, JDA