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

Our Ref: 0439
Your Ref: PP-15205754

Date: 4th September 2026

Dear Katie,

Application to Fully Discharge Condition 4 the Full Planning Permission Reference 145125/FO/2026 - 10, 12 & 14 Hale Top, Manchester, M22 5RN.

On behalf of our Clients, Muse Places and Manchester City Council ("Muse & MCC / the Applicant"), please find enclosed an application to fully discharge condition 4 of the full planning permission reference 145125/FO/2026 at 10, 12 & 14 Hale Top, Manchester, M22 5RN ('the Site').

The planning permission was granted on 1st April 2026 for the following development at the Site:

> *"External alterations, including external lighting, installation of 2no. wall mounted heat pumps and ductwork to northern elevation, and associated works."*

This application is accompanied by the following information:

- This Covering Letter prepared by Asteer Planning LLP;
- Application Form completed by Asteer Planning LLP; and
- Foodhall – discharge of planning condition 4 (18705-BAR-ZZ-ZZD-A-050100 P01), prepared by Bridge Architects.

Background

It should be noted that a Non-Material Amendment Application (LPA ref. PP-15180936) has been submitted in tandem with this application which proposes to amend the list of approved plans under condition 2 of the full planning permission 145125/FO/2026. Therefore, the information submitted under this application to discharge condition 4 of the full planning permission 145125/FO/2026, should be reviewed in relation to the amended plans submitted under the NMA (LPA ref. PP-15180936).

Condition 4 – Materials

Condition 4 is worded as follows:

> *"Notwithstanding the details submitted as part of the application, prior to the installation of the relevant external element outlined below, sample details and/or specifications of the relevant materials to be used for that individual item on the external elevation of the development must be submitted to and approved in writing by the City Council as local planning authority:*
>
> *1.Window frames*
> *2.Doors*
> *3.External walls/cladding/curtain walling*
> *4.Any other elements on the external elevation as required.*
>
> *Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy."*

The following information has been submitted to discharge condition 4 of the consented development:

- Foodhall – discharge of planning condition 4 (18705-BAR-ZZ-ZZD-A-050100), prepared by Bridge Architects.

The application fee of £408 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-15205754). We trust the above is in order and that this submission will enable the timely validation of the application. Should you have any queries relating to the above, please do not hesitate to contact me on my details below.

Kind regards,
Chris Sinton



For and on behalf of Asteer Planning LLP