16 October 2026

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**SUBMITTED VIA PLANNING PORTAL REF: PP- PP-15303339**

Dear Jennifer,

**APPLICATION TO DISCHARGE CONDITION 3 OF PLANNING PERMISSION: 143771/FO/2025**
**SHARSTON INDUSTRIAL ESTATE, MANCHESTER**
**KIER SHARSTON LTD**

## Introduction

We write on behalf of our client Kier Sharston Ltd, to apply for the discharge of Condition 3 of Planning Permission: 134771/FO/2025, at the above site.

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the documents which comprise the application include the following:

- This covering letter;
- The completed application forms and certificates;
- Planning Permission: 134771/FO/2025;
- External Materials Schedule and Samples;
- Block 3 Materials Elevation Drawing;
- Clayburn Civic Reverse Brick Datasheet;
- Metal Technology System 17 Hi+ Curtain Walling Specification;
- Metal Technology System 10-35 Hi / Hi+ Door Specification;
- Metal Technology System 5-35 Hi+ Window Specification;
- Protex N1000C, N1000L+ and N1000R Datasheets;
- Protex PRX-RS-01 Roof System and PRX-WS-02 Wall System Datasheets.

The application has been submitted electronically via the Planning Portal website (Reference: **PP-15303339**). An electronic payment for £309, that being the requisite application fee, has also been made on the Planning Portal.

## Planning History

On 4 December 2025, the Council granted permission for the erection of nine, two storey Warehouse Units (Use Class B2 / B8/ Class E(g)(iii)), including ancillary offices with associated works including landscaping, car parking and alterations to access arrangements, providing approximately 8,511 sqm (GIA) of floorspace (App Ref: 143771/FO/2025). As such, this application seeks to discharge Condition 3 relating to the external materials of the approved development.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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**Condition 3 – External Materials**

Condition 3 sets out the requirement, prior to the commencement of above ground works, for samples and specifications of all materials to be used on the external elevations of the development to be submitted to and approved in writing by the Council.

The submission includes an External Materials Schedule and Samples, together with supporting technical datasheets and an annotated elevation drawing, which provide details of the proposed external materials and finishes.

The submitted information includes specifications for the proposed roof and wall cladding systems, external brickwork, curtain walling, windows and doors, together with details of the associated colours and finishes.

The proposed materials are considered appropriate for the development and will ensure a satisfactory external appearance, in accordance with Policies SP1 and DM1 of the Manchester Core Strategy.

Therefore, we consider that the requirements of Condition 3 have been met and can be discharged.

**Summary & Conclusion**

The plans and documents submitted with the application are provided to formally discharge Condition 3 of Planning Permission: 143771/FO/2025, in relation to the development at Sharston Industrial Estate, Manchester.

We trust that the details included within this submission provide you with sufficient information to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Brad Wiseman or Kate Phipps at these offices.

Yours sincerely,

[redacted]

**Savills (UK) Limited**
Planning

Cc Henry Martin – Kier Property
Oliver Butler – Kier Property