



Paul Butler Associates

Planning, Development & Heritage Consultants

9 August 2021

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

FAO Steven McCoombe

20.1452

Dear Sir, Madam

Victoria Mill, Miles Platting

Applications in support of partially completed conversion of north wing of former Mill to residential apartments (Use Class C3)

On behalf of the applicant Signature Victoria Mill Ltd (In Administration), please find enclosed a suite of applications relating to part of the Grade II* Listed Victoria Mill, 10 Lower Vickers St, Miles Platting, Manchester M40 7LH. The proposed scheme involves the change of use of the upper floors of the northern part of the building to create 85 apartments.

Background

Planning Permission and Listed Building Consent was originally secured for the conversion in September 2017 (Ref 114600 and 114601), with variations to those consents approved in June 2018 (Ref 119321 and 119357). The approved scheme for 85 apartments was partially implemented, however works ceased due to the developer falling into administration.

Paul Butler Associates are part of a new project team which has been tasked by the administrator with completing the development, enabling its occupation. The project team have identified a number of discrepancies with regards to the approved scheme which have meant that had it been built out as approved, it would not have been safe, or in accordance with other requirements such as secure by design.

Variation applications are therefore submitted to secure minor material amendments to the above consents; and limited-scope fresh applications for planning permission and Listed Building Consent are also submitted to secure approval for works which are not regarded as 'minor material' and are not therefore covered by the variation applications.

Descriptions of Development

A total of four applications are submitted. The descriptions of development are set out below. The first description relates to the applications under Section 19 and Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Town and Country Planning Act 1990 respectively, to vary conditions attached to the extant implemented consents:

'Application to vary Conditions 1 (specified plans), 8 (cycle parking), and 11 (refuse arrangements) attached to 119321/JO/2018 to enable the omission of cycle parking from the basement and the creation of cycle stores at floors 1 – 5; the omission of the waste chute to staircase A, the omission of home working offices adjacent to central staircore, and the use of rooms at floors 1 – 5 as bin stores; and clarification regarding the previously approved external repair and maintenance works.'

The primary reason for the need for the variation applications is to amend and update approved documents listed in condition 2 of both the extant planning permission and Listed Building Consent. These applications also proposed to amend wording attached to other conditions where necessary. Please refer to Appendix B for a schedule of proposed condition wording amendments.

Applications for Planning Permission and Listed Building Consent are also submitted for works comprising:

'External lighting; insertion of fire safety partition wall to ground floor lift lobby; new 8 person lift within existing lift shaft; insertion of internal doors to lift lobby at ground floor and corridors at upper floors; creation of smoke shaft adjacent to staircase B with chimney at roof level; creation of ventilation shaft to bin stores floors 1 – 5 with chimney at roof level; steps to staircase C within lobbies at floors 2 and 3; installation of ventilation shaft to existing lift shaft with chimney to roof; and replacement of external door at lower ground floor level'.

It is accepted that the above applications are inherently connected, and therefore we are seeking their approval on a coordinated basis.

Approval of the submitted applications will enable the conversion of the northern part of the Mill to be completed, and subject to the discharge of any outstanding conditions, the apartments occupied, resulting in multiple planning and heritage benefits.

The Submission

In addition to this letter, the following documents are enclosed and submitted in support of the applications:

- Completed Application Forms and Certificates.
- Heritage Statement prepared by Paul Butler Associates.
- Design and Access Statement by Allison Pike Architects.
- Architectural plans prepared by Allison Pike Architects (Refer to Appendix A).
- Completed Waste Management Proforma.
- Fire Strategy Report by BB7.
- Bat Survey undertaken by UES.
- Construction Method Statement for Brick Arch Removal.
- Structural Assessment of Parapet Walls and Copings.

Pre-Application Consultation

There have been various pre-application discussions with Manchester City Council (MCC) regarding the proposals since August 2020. Pre-application consultation has included:

- Discussions with officers regarding the requirement to separate the ground floor entrance lobby to enable segregation between office users and future residents, in accordance with fire safety requirements. The principle of these works was agreed and this forms part of the application proposals.
- Discussions were also had with officers regarding repairs to the building's internal jack arches. The areas and method of repair was agreed via an exchange of email correspondence.
- Officers visited the site on 21 May 2021, where they received a tour of the building. The necessary works were explained, and feedback from officers was provided.

The works proposed as part of the submitted applications, and the method for undertaking such works has been guided by officer feedback.

The Site

The application site is located at Victoria Mill, off James Street in Miles Platting, Manchester. The site is occupied by Victoria Mill, associated car parking, access and landscaping areas. The site is bounded by Victoria Mill Park to the west, Varley Street to the east, Lower Vickers Street and James Street to the north, and by the Rochdale Canal which aligns the site to the south. Victoria Mill is a Grade II* listed former textile mill comprising six storeys set above a basement. It is constructed of red brick and yellow brick dressing with a slate roof. The Mill comprises two conjoined buildings forming a U-plan layout which creates a courtyard to the rear. There is a large area of car parking to the north and east of the Mill.

The building currently operates a mix of uses with residential use occupying the southern wing of the building, with the upper floors of the northern wing mid-conversion from office to apartments. The ground floor of the northern wing is currently occupied by the NHS who also operate a medical practice there.

The works which are the subject of the submitted applications relate primarily to the upper floors of the northern part of the building, but some works affect the ground floor of the northern part of the building, and the variation applications also seek to clarify the repair and maintenance works proposed to the external elevations and roof of the northern part of the building.

The site is situated within Flood Risk Zone 1, where there is less than a 1 in 1000 chance of flooding.

Surrounding Area

The site is located within the suburb of Miles Platting, which lies approximately 1.3 km to the north east of Manchester City Centre. There is a mix of residential and commercial uses within the surrounding area. North east and south of the application site are predominantly residential areas, whilst to the east there are some commercial and light industrial uses.

The site has good accessibility to Manchester City Centre which can be reached on foot via the canal towpath. In addition to the City Centre offer, more localised services including local retail and service facilities are within close proximity to the site.

Site Application History

Relevant planning history relating to Victoria Mill is set out within the table below:

Reference	Description	Decision and Date
034725	Alterations and conversion of former Mill to form residential and Class B1 commercial uses.	Approved Oct 1989
034800	Listed Building Consent for renovation of mill including demolition of extensions made since 1950 and provision of additional floor.	Approved Oct 1989
046720/LO/NORTH2/94	Listed Building Consent renovation and partial demolition to provide residential and office accommodation	Approved Sept 1995
050149/FO/NORTH2/96	Change of use of the north block ground floor to cafe, doctors surgery, and commercial office space	Approved Jan 1997
053921/FO/NORTH2/98	Conversion of part of lower ground floor to 3 self-contained flats and associated elevational alterations	Approved April 1998
053679/LO/NORTH2/98	Listed Building Consent for internal and external works to Lower Ground Floor in connection with use as 3no. dwellings	Approved April 1998
108840/LO/2015/N1	Listed Building Consent for internal alterations to layouts of existing residential units	Approved July 2015
110872/LO/2015/N1	Listed Building Consent for internal alterations to layout and installation and removal of partition walls of existing residential units	Approved Feb 2016
111646/LO/2016/N1	Listed Building Consent for Internal alterations to layout of existing residential units	Approved May 2016
114600/FO/2016	Proposed change of use of the first to fifth floors of the north side of Victoria Mill from offices (Class B1) to create 80 no. residential apartments (Class C3a) comprising 65 x 2 no. bedroom units and 15 x 1 no. bedroom units and communal home working offices for residents, with associated internal and external alterations to the listed building.	Approved Sept 2017
114601/LO/2016	Listed Building Consent for the internal and external alterations associated with the change of the use of the north side of Victoria Mill to create 80 no. residential units on the first to fifth floors.	Approved Sept 2017
119321/JO/2018	Application to vary Conditions 2 (specified plans) and 3 (windows) attached to planning permission 114600/FO/2016 to allow the replacement of the existing windows, the relocation of the waste storage area for all apartments to the ground floor and the creation of 5 no. additional apartments (Class C3)	Approved June 2018
119357/JO/2018	Application to vary Conditions 2 (specified plans) and 3 (windows) attached to planning permission 114601/LO/2016 to allow the replacement of the	Approved June 2018

Reference	Description	Decision and Date
	existing windows, the relocation of the waste storage area for all apartments to the ground floor and the creation of 5 no. additional apartments (Class C3)	
CDN/18/0613	Discharge of condition 18 (M & E) attached to planning permission referenced 119321/JO/2018	Approved Oct 2018

Table 1: Site Application History

The specific planning history of relevance to the submitted applications has been discussed above. Also of note is application CDN/18/0613, a condition discharge approval for the M&E scheme relating to the subject scheme. It is likely that a further condition discharge application will be required to re-discharge this condition, to secure approval for the amended M&E scheme. This condition discharge application which will be submitted in due course, will also seek to discharge the remaining un-discharged conditions attached to planning permission 119321.

The Proposals

The application proposals comprise alterations to the approved conversion scheme, as well as additional works, which are primarily necessary to ensure the building can be safely occupied. The proposed scheme can be summarised as follows:

- Relocation of secure cycle parking from basement of building, to dedicated cycle store for each floor within central core.
- Closing off of staircase A to residents, and its use restricted to maintenance. Inclusion of additional door to be installed to 'NHS corridor' within ground floor.
- Insertion of internal fire wall to Staircase C ground floor lobby, and removal of modern architrave feature.
- Insertion of lobby fire door to residential corridor.
- Replacement of existing lift with new 8 person lift.
- Insertion of smoke vents. A smoke shaft is proposed within the central core of the building (adjacent to staircase A) which will result in the removal of a section of ceiling and floor to the upper floor levels. A further shaft is to be located within an existing lift shaft following the removal of an existing lift.
- Erection of smoke shaft chimneys at roof level.
- Removal of home working spaces. These spaces will now be used to accommodate bike stores, bin stores, and a proposed smoke vent.
- Refuse stores to be located at floors 1 – 5, and the removal of the proposed refuse chute from the scheme.
- Internal steps to be located within the Staircase C lobby at second and third floor levels, and insertion of ramp within corridor at second floor level.
- Cross corridor doors resolving further fire safety issues relating to the approved scheme.
- Additional door to corridor to staircase B.
- Clarification regarding proposed external maintenance and repair works.

Further detail and justification for the proposed amendments and additional works is contained within the Design and Access Statement by Allison Pike Architects. The heritage impact of the proposed works is assessed within the Heritage Statement by Paul Butler Associates.

Summary

We are pleased to submit these applications on behalf of the applicant, and look forward to working alongside officers to secure the necessary consents for the proposed scheme. The proposed residential conversion of the northern part of Victoria Mill is appropriate and in line with national and local planning policy. The proposed works to the building, which is Grade II* listed, are wholly appropriate and will enable the approved conversion works to be completed, resulting in the realisation of a range of planning and heritage benefits.

I look forward to receiving confirmation that the applications have been validated. In the meantime, if you require any further information please do not hesitate to get in touch.

Yours faithfully



Don Murphy MPLAN MRTPI
Director

Appendix A: Drawing Schedule

Drawing Number	Drawing Title	Notes
AP01	Location Plan	
AP12	Proposed External Lighting Plan	
AP100 REV B	Proposed Ground Floor GA	Supersedes approved plan 10130 DP 300
AP101 REV A	Proposed 1 st Floor GA	Supersedes approved plan 1607-P-(01)001 Rev B
AP102 REV A	Proposed 2 nd Floor GA	Supersedes approved plan 1607-P-(02)001 Rev B
AP103 REV A	Proposed 3 rd Floor GA	Supersedes approved plan 1607-P-(03)001 Rev B
AP104 REV A	Proposed 4 th Floor GA	Supersedes approved plan 1607-P-(04)001 Rev B
AP105 REV A	Proposed 5 th Floor GA	Supersedes approved plan 1607-P-(05)001 Rev B
AP106 REV A	Proposed Roof Plan	Supersedes approved plans 10130 PP 507 and 10130 R P06
AP107 REV A	Proposed Ground Floor Lobby	
AP200 REV B	Proposed North West Elevation	Supersedes approved plan 10130 EX E01
AP201 REV B	Proposed North East Elevation	Supersedes approved plan 10130 EX E02
AP202 REV A	Proposed South East Elevation	Supersedes approved plan 10130 EX E03
AP203 REV A	Proposed South West Elevation	Supersedes approved plan 10130 EX E04
AP300 REV A	Refuse Strategy Plan	
AP301	Proposed Cycle Storage	
AP400	Existing Smoke Shaft Room Plans	
AP401	Proposed Smoke Shaft Room Plans	
AP402	Proposed Smoke Shaft Locations / Sections and details	
AP403	Demolition Smoke Shaft Plans / Section	
AP500	Bin Store Existing Photos	
AP501	Bin Store Ventilation Shaft Demolition Plans	
AP502	Bin Store Proposed Plans	
	Sutcliffe Floor Trimmer Sketches	For proposed smoke shaft to store rooms.
DYERF100 001	Dome Vent section	Chimney to roof for proposed smoke shaft.

Appendix B: Proposed Condition Wording Alterations

This appendix sets out the suggested amendments to the wording of conditions attached to the current extant planning permission and Listed Building Consent approvals. It is accepted that all amendments to conditions are at officers' discretion. The applicant also intends to submit condition discharge applications shortly which may precipitate further amendments to any Section 19 and Section 73 approval.

Reference:	119321/JO/2018
Description:	Application to vary Conditions 2 (specified plans) and 3 (windows) attached to planning permission 114600/FO/2016 to allow the replacement of the existing windows, the relocation of the waste storage area for all apartments to the ground floor and the creation of 5 no. additional apartments (Class C3)
Approved:	06-Jun-18

Condition	Requirement
1	The development hereby approved shall be carried out in accordance with the Drawings and Documents Listed Drawings 10130 EX 100 10130 EX 101 10130 EX 102 10130 EX 103 10130 EX 104 10130 EX 105 10130 EX 106 10130 EX 107 10130 CP 200 10130 CP 202 10130 CP 203 10130 CP 204 10130 CP 205 10130 CP 206 10130 PP 507 AP106 Rev A 10130 DP 300 AP100 Rev B 10130 DP 302 10130 DP 303 10130 DP 304 10130 DP 305 10130 DP 306 10130 S 01 10130 D 03 10130 R P01 10130 R P02 10130 R P03

	10130 R P04 10130 R P05 10130 R P06 AP106 Rev A 10130 R P07 10130 EX E01 AP200 Rev B. 10130 EX E02 AP201 Rev B 10130 EX E03 AP202 Rev A 10130 EX E04 AP203 Rev A 10130 PE 600 Stamped as received by the Local Planning Authority on the 9th June 2017 1607-E-(SP) 002 Stamped as received by the Local Planning Authority on the 24th January 2017 1607-P-(LG)001 Received by the Local Planning Authority on the 19th July 2017 1607-P-(DT)002 1607-P-(01)001 Rev B AP101 Rev A 1607-P-(02)001 Rev B AP102 Rev A 1607-P-(03)001 Rev B AP103 Rev A 1607-P-(04)001 Rev B AP104 Rev A 1607-P-(05)001 Rev B AP105 Rev A 1607-P-(EL)-001 Received by the Local Planning Authority on the 8th March 2018 Documents Planning Statement Design and Access Statement Environmental Standards Statement Transport Statement Travel Plan Affordable Housing Statement Heritage Statement Air Quality Assessment Stamped as received by the Local Planning Authority on the 9th June 2017 Bat Hibernation Survey Ref UES01844/03 dated 29/03/2017 and the Bat Method Statement Ref UES01844/04 dated 02/08/2017 (Additional plans and documents to be added at MCC discretion)
2	The development hereby approved shall be constructed in accordance with the drawing 'Proposed Elevations Indicating Window Types and Sections' numbered 1607- P-(EL)-001 stamped as received by the Local Planning Authority on the 8th March 2018 in relation to the replacement and repair of the windows and all repaired and replaced windows must match the existing in size, profile, design, proportions, materials and paint colour.
3	The development hereby approved shall be constructed in accordance with the following: Drainage Strategy Report by Hamilton Technical Services dated 11/29/2017, Flood Risk Assessment - Issue 1 1/19/2018 C-0808 dated 19th Jan 2018 and Drawing numbered C-0808-04, previously approved on the 5th March 2018 in relation to a scheme for the drainage of surface water from the new development. Prior to the first occupation of the development a verification report shall be

	submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details.
4	The development hereby approved shall be constructed in accordance with the previously approved detailed construction management plan outlined within the document 'Construction Management Plan by Signature Living Contractors' dated 10.10.17 and approved on the 9th January 2018 in relation to working practices during development.
5	The development hereby approved shall be completed in accordance with the Risk Assessment/Method Statement and Environmental impact Assessment - Work Adjacent to the Canal Footpath and Canal dated 07.10.17 previously approved on the 9th January 2018 in relation to site clearance, earth moving or material or machinery brought on site, and a detailed method statement to protect the Canal from accidental spillages, dust and debris. All measures approved by this method statement will be implemented and maintained for the duration of the construction period in accordance with the approved details.
6	The development hereby approved shall be completed in strict accordance with the Bat Hibernation Survey Ref UES01844/03 dated 29/03/2017 and the Bat Method Statement Ref UES01844/04 dated 02/08/2017 in relation to the recommended Mitigation and Compensation measures.
7	The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car park shall then be available at all times whilst the site is occupied.
8	The provision of space and facilities for bicycle parking across the development shall be completed in accordance with the drawings s-numbered 1607-P-(LG)-001 received by the Local Planning Authority on the 19th July 2017. AP301. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.
9	The development hereby approved shall be occupied in accordance with the Full Travel Plan by SCP dated October 2017 previously approved on the 9th January 2018. Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered in the Full Travel Plan above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.
10	The development hereby approved shall be constructed in accordance with the Local Labour Proposal Form - Construction Phase document previously approved by the Local Planning Authority on the 9th January 2018 in relation to a proposed Local Employment Agreement strategy for the construction of the development. The development shall then be constructed in accordance with the approved strategy.
11	Prior to the first occupation of the development hereby approved, details of the volumes and types of waste produced by the development and the exact number and capacity of the bins proposed, and specific details about the proposed waste shutes and the separation of waste, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The refuse arrangements shall be put

	in place prior to the first use of the development and remain in situ for as long as the development is in use.
12	The development hereby approved shall be constructed in accordance with the following documents: ADC acoustic report dated 31 October 2017 ref ARR/PPN/C/2671.04, Letter from ADC acoustic report dated 9th January 2018 ref ARR/PPN/C/2671.04 and Letter from ADC acoustic dated 14th May 2018 Addendum to Report of 31st October 2017 ref ARR/PPN/C/2671.04, in relation to acoustically insulating the residential accommodation against external noise. The proposed measures shall be installed prior to the first occupation of the development and shall be retained at the property for as long as the development for as long as the accommodation is occupied.
13	Before first occupation of the development, any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.
14	The development hereby approved shall be constructed in accordance with the Environment Standards Statement by Signature Living dated 17th October 2016 which addresses sustainability ratings and the provision of renewable energy within the development received by the Local Planning Authority on the 24th January 2017. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.
15	a) The development hereby approved shall be constructed in accordance with the measures acknowledged on the 9th January 2018 by the Local Planning Authority in relation to how secure by design accreditation will be achieved. b) The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.
16	a) The development hereby approved shall be constructed in accordance with the Written Scheme of Investigation prepared by Cotswold Archaeology in January 2018 previously approved by the Local Planning Authority on the 5th March 2018. b) Prior to the occupation of the development, confirmation that the approved works have been adequately implemented on site including the programme and methodology of investigation, the production of a final report on the significance of the archaeological and historical interest represented and the provision for archive deposition of the report and records of the site investigation has been submitted to and approved in writing by the Local Planning Authority.
17	a) The development hereby approved shall be constructed in accordance with the Air Quality Report completed by Miller Goodall Ltd dated 1st June 2017 in relation to the proposed construction methodology. b) Prior to the first occupation of the development hereby approved, further air quality management details outlining the impact of the development and any necessary mitigation measures to be implemented within a timescale to be agreed in writing, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be implemented in accordance with any mitigation measures identified within the assessment.
18	Prior to the installation of any M & E equipment into the building, a fully detailed schedule of works and specifications shall be submitted to and approved in writing

	by the City Council as the Local Planning Authority. The development shall then be completed in accordance with the approved details.
19	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reference	119357/JO/2018
Description:	Application to vary Conditions 2 (specified plans) and 3 (windows) attached to planning permission 114601/LO/2016 to allow the replacement of the existing windows, the relocation of the waste storage area for all apartments to the ground floor and the creation of 5 no. additional apartments (Class C3)
Approved:	06-Jun-18

Condition	Requirement
1	The development hereby approved shall be carried out in accordance with the Drawings and Documents Listed Drawings 10130 EX 100 10130 EX 101 10130 EX 102 10130 EX 103 10130 EX 104 10130 EX 105 10130 EX 106 10130 EX 107 10130 CP 200 10130 CP 202 10130 CP 203 10130 CP 204 10130 CP 205 10130 CP 206 10130 PP 507 AP106 Rev A 10130 DP 300 AP100 Rev B 10130 DP 302 10130 DP 303 10130 DP 304 10130 DP 305

10130 DP 306

10130 S 01

~~10130 D 03~~

10130 R P01

10130 R P02

10130 R P03

10130 R P04

10130 R P05

~~10130 R P06 AP106 Rev A~~

10130 R P07

~~10130 EX E01 AP200 Rev B.~~

~~10130 EX E02 AP201 Rev B~~

~~10130 EX E03 AP202 Rev A~~

~~10130 EX E04 AP203 Rev A~~

10130 PE 600

Stamped as received by the Local Planning Authority on the 9th June 2017

1607-E-(SP) 002

Stamped as received by the Local Planning Authority on the 24th January 2017

~~1607-P-(LG)001~~

~~Received by the Local Planning Authority on the 19th July 2017~~

1607-P-(DT)002

~~1607-P-(01)001 Rev B AP101 Rev A~~

~~1607-P-(02)001 Rev B AP102 Rev A~~

~~1607-P-(03)001 Rev B AP103 Rev A~~

~~1607-P-(04)001 Rev B AP104 Rev A~~

~~1607-P-(05)001 Rev B AP105 Rev A~~

1607-P-(EL)-001

Received by the Local Planning Authority on the 8th March 2018

Documents

Planning Statement

Design and Access Statement

Environmental Standards Statement

Transport Statement

Travel Plan

Affordable Housing Statement

Heritage Statement

Air Quality Assessment

Stamped as received by the Local Planning Authority on the 9th June 2017

Bat Hibernation Survey Ref UES01844/03 dated 29/03/2017 and the Bat

Method

Statement Ref UES01844/04 dated 02/08/2017

(Additional plans and documents to be added at MCC discretion)

2	The development hereby approved shall be constructed in accordance with the drawing 'Proposed Elevations Indicating Window Types and Sections' numbered 1607- P-(EL)-001 stamped as received by the Local Planning Authority on the 8th March 2018 in relation to the replacement and repair of the windows and all repaired and replaced windows must match the existing in size, profile, design, proportions, materials and paint colour.
3	Prior to the installation of any M & E equipment into the building, a fully detailed schedule of works and specifications shall be submitted to and approved in writing by the City Council as the Local Planning Authority. The development shall then be completed in accordance with the approved details.