MANCHESTER CITY COUNCIL

Planning

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P O Box 532 Town Hall
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Miss Eleanor Swire
3 Riverside Mews
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Manchester
M15 4RQ

Date: 1 June 2021

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission
Application No: 128518/NMC/2020
Description: Non-material amendment to existing planning permission 115401 (as amended by 119041, 119932, 119128 and 124451) for changes due to design development comprising: 1.Inclusion of trickle vents in new slimline steel windows and heads of existing timber windows, 2.Proposal for surface water drainge; 3.Addition of support to truss end adjacent door D-05-012; 4. Insertion of Roof mounted Mansafe system; 5.Confirmation of dry riser location, 6. Proposed new pivot windows, 7. Removal of Main Building stair overrun and proposed access hatch 8.Fifth floor attic / ceiling joists to be retained.9.Addition of AOV to roof
Location: Brownsfield Mill, Binns Place, Manchester, M4 5BP

I refer to your application for a non-material amendment to planning permission reference 115401/FO/2017.

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

The proposed amendments relate to changes resulting from detailed design development and technical design development.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 115401/FO/2017. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 115401/FO/2017 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Site plans al(05) 0001 PO1 and 0002 PO2;

(b) Dwgs al (05) 0020 PO4, 0021 PO2, 0030 PO3, 0031 PO4, 0032 PO2, 0033 PO2, 0040 P10, 0041 P10, 0042 PO5, 0043 PO4, 0044 PO4, 0045 PO5, 0046 PO4, 0047 PO4, 0050 PO4, 0051 PO5, 0060 PO4, 0061 PO6, 0062 PO6, 0063 PO4, 0065 PO4, 0070 PO1, 0071 PO3, 0072 PO2, 0073 PO2, 0074 PO1, 0075 PO1, 0076 PO1, 0077 PO1, 0078 PO1, 0083 PO2, 0084 PO2, 0085 PO1, 0096 PO1, 0106 PO4.

(c) Dwgs SK0301, al(05)0031 as amended by Al(03)0021, al(05)0032 as amended by Al(03)0022 and al(05)0033 as amended by AL(03)0023

(d) Dwg PO4;SK 0154 and Eleanor Swires e-mail in relation to refuse vehicles dated 14-08-17.

(e) Waste Management Strategy Planning Application ref no's 115401 and 115402 received on 27-06-17; and

(f) Recommendations in Miller Goodall's Air Quality Assessment dated 10-04-17;

(g) Sections 3, 4 and 5 of the Crime Impact Assessmen Version A dated 02-02-17 or as agreed in discharge of condition 24;

(h) Recommendations in Max Fordham's Energy and Environmental Standards Statement Rev B dated 05-05-18;

(i) Point 3 (i, iii, vi and v) of Eleanor Swire's response dated 23-07-17;

(j) Mitigation measures as set out in Stephenson Studios supporting letter dated 09-08-19.

(k) Scaffolding: in accordance with Drawings: SK-0410 - south east elevation - scaffolding strategy, SK-0411- south west elevation - scaffolding strategy, SK-0412 - north east elevation - scaffolding strategy, SK-0413 - north west elevation - scaffolding strategy;

Stephenson Studio's letter in relation to the above dated 09 04 18 and subject to minimise the amount of fixings and hence the need for remediating the plugs.

(l) 4a (repair works to the internal and external fabric): (a) Dwgs105-30 P01 KEY PLAN-ANNEX STAIRWAY, 105-30 P01 KEY ELEVATION- TOWNHOUSE ARCHES , 105-30 P01 KEY PLAN- MAIN LEVEL 5,105-30 P01 KEY PLAN- MAIN STAIRCASE STONE DEFECTS, 105-30 P01 KEY PLAN- TOWNHOUSE 1F, 105-30 P01 KEY PLAN-TOWNHOUSE GF,105-30 P02 KEY PLAN- ANNEX LEVEL 1, 105-30 P02 KEY PLAN-ANNEX LEVEL 2 , 105-30 P02 KEY PLAN- ANNEX LEVEL 3, 105-30 P02 KEY PLAN-MAIN BUILDING GF,105-30 P02 KEY PLAN- MAIN BUILDING LEVEL 1,105-30 P02 KEY PLAN- MAIN BUILDING LEVEL 3 ,CILLS REPAIRED RESTORED BINDER 2, 7376-AL 24 0201 T01 STAIR 03- PRESSED STEEL OVERCLAD DETAIL , 7376-AL 24 0201 T02 STAIR 03- PRESSED STEEL OVERCLAD DETAIL, 7376-SK-0470-P05 INTERNAL WINDOW CILL REPAIR DETAILS,7376-SK-0512-P01 INTERNAL WINDOW CILL REPAIR DETAILS-2,SK 074-01 T01 TOWNHOUSE TRANSFER FLOOR REPAIR WORK,SK 074-02 T01 TOWNHOUSE TRANSFER FLOOR REPAIR WORK, SK 109-01 STONE STAIRCASE REPAIR WORKS, SK 112 STONE STAIRCASE LANDINGS REPAIR WORKS ,AL 31 0003 C02 WINDOW SCHEDULE- NE ELEVATION,SK 082 P01 COURTYARD REPAIR DETAILS, SK 118 C DRY RISER LAYOUT,SK 121 C

DRY RISER SETTING OUT, SK 124 C01 ROOF ACCESS- PURLINS WORKS, INTERNAL BRICKWORK REPAIR SCHEDULE , MISSING AND ADDITIONAL REPAIRS SCHEDULE,SCHEDULE OF REPAIRS TO FABRIC and the ROOF ACCESS HERITAGE IMPACT ASSESSMENT; (b) Angela Leckie's e-mails dated 06.03.19, 11.01.19, 15.07.19, 21.10.19,03.01.19, 09.08.19, 11.01.19 and 14.11.19;(c) Sample Photos and SUPPLEMENTARY BRICK SAMPLE PANEL photo;

(m) 4b (audit of internal and external features of historic interest): On the basis of the SCHEDULE OF RETAINED HISTORIC FEATURES;

(n) 4 (c)Damp-proofing- On the basis of compliance with the following: Dwgs - Proposed vaulted cellars waterproofing system - (DE)-024 and Lower ground floor walls damp-proofing and waterproofing proposal - (SK) 037; Stephenson Studio's letter in relation to the above dated 09 04 18; and Stephenson Studio's e-mail in relation to the above dated 23 05 20;

(o) 4 (d) Structural Works: Dwgs - Details of cutaway to courtyard - section GF - 6 on DE-009, External link bridge detail - DE-018, Foundation arrangement - (GA) 099 Foundation plan - (GA) 100, Substructure details - (DE) 008 and (DE) 009, Annex upper floor strengthening details: Annex timber beams steel strengthening options - (DE) 002 and (DE) 003, Trimmer details - (DE) 014, Main building floor strengthening detail - (DE) 001 and And plan including typical service riser structure - (GA) 102; as amended by: Stephenson Studio's e-mails in relation to the above dated 23 05 20 and 13-05-20;

(p) 4 (e) Acoustic insulation building fabric intervention) : Dwg SK0155 PO4 and Point 6 of Stephenson's Studios letter dated 16-05-17 (Responses to Design Panel and Further Information Requests) and Stephenson Studios e-mail dated 21 12 17

(q) 4 (f) Engine mounting blocks: Draft Aperture Plans: and on the basis of Stephenson Studios e-mail dated 12 07 18

(r) 4 (g) Round stone block re-use -distribution within the landscape scheme within the curtilage of the Mill Building in accordance with landscape dwg RFM-XX-00-DR-L-0001

(s) 4 (h) (M&E strategy: (a) Dwgs J6169 SK118 Rev C and SK121 Rev C ;

(t) (b)Dwgs al(45) 0001 Rev C03, 0002 Rev C03, 0003 Rev C02, 0004 Rev C02, 0005 Rev C02, 0006 Rev C02, 0007 Rev C03, 20 Rev P03, 21 Rev P02, 22 Rev P02, 23 Rev P03, 51 Rev P01, 52 Rev P01, 53 Rev P01, 54 Rev P01 and 60 Rev P01.

(u) (c)Dwgs 6169 V (90) 001 Rev G, 002 Rev L, 003 Rev H, 004 Rev H, 005 Rev H, 006 Rev H, 007 RevH, 008 RevH, 009 RevH, , 015 Rev H, 016 Rev G, 017 Rev G, 018 Rev G, 019 Rev G, 020 Rev G, 021 Rev G, 022 Rev, 100 Rev J,101 Rev J, 102 Rev J, 110 Rev L, 111 Rev M, 112 Rev M and 113 Rev F;

(v) (d)Dwgs 6169 V (90) 010 Rev G, 011 Rev G, 012 Rev F, 013 Rev G as amended by 7376-Alternative wiring to stair fittings 20200909 sketch and Stephenson Studios Letter point 2 Reference: PP-09195955

(w) (e) Dwgs M0334-01 Rev A, 02 Rev A, 03 Rev B, 04 Rev B, 05 Rev A, 06 Rev A, 07 Rev B, 08 Rev B, 09 Rev B, 10 Rev A, 11 Rev B, 12 Rev A, 13 Rev A, 14 Rev B, 15 Rev A, 16 Rev A, 17 Rev A, 18 Rev B, 19 Rev A, 20 Rev A, 21 Rev A, 22 Rev A, 23 Rev A, 24 Rev A, 32, 33 and 35;

(x) (f)Dwgs SP71733-08 RevC01, 09 Rev C01, 10 Rev A03, 11 Rev A03, 12 Rev A02, 13 Rev A03, 14 Rev A02 and 15 Rev A01; and final agreement of the above at site visit 8.8.19 (ducting & internal conduits)

(y) 4 (i) Cutaway to Courtyard : Dwgs - Details of cutaway to courtyard - section GF - 6 on DE-009 and External link bridge detail - DE-018;
Al(05)0011 existing ground floor plan; Stephenson Studio's e-mail in relation to the above dated 01 06 18; and Approval of Board marked concrete wall to Lower courtyard approved 5/7/19 (site visit);

(z) 4 (j) M&E (services external): See 4g Dwgs - 7376-AL(31)0002 (update of 20200402) to relocate to the side of doors); 7376-AL(31)0004 (update of 20200402) - Routing of wiring to external fencing; DS-KD8002-VM - Video Intercom Metal Door Station Detail; DS-KAB11-D Protective Shield detail; ORLBH28-LED - Exterior LED Bulkhead detail; ORLLM104 - Marine Grade Midi Projector detail; V[90]001 REV I_Apartment electrical services layout_LG1; V[90]004 REV J_Apartment electrical services layout LG4; V[90]005 REV K_Apartment electrical services layout_Townhouse; 7376 -AL(31)0002 update 20201026; and 7376-AL(31)0004 update 20201026; and Stephenson studios e-mail 14 08 20

(aa) 4 (k) Final details of external staircase (including materials / finishes) : Dwgs 7376-AL(24)0302-P01P,7376-AL(24)0304-P01P,7376-AL(24)0305-P01P, SK-0424 T02 and Stevenson Studios e-mail 25-03-21;

(bb) 5 (a) Barrier to edge of basement area : PLANTER BLAUSTRADE PLAN and BALUSTRADE DETAILS;

(cc) 5 (b) Window frame fixings: Fixing detail as viewed at site meeting 10-09-1;

(dd) 5 (c) Method of attachment of stairtower and location of openings: BROWNSFIELD MILL STAIR-1 BINDER

(ee) 5 (d) Location of Doorways: Dwgs SK0301, al(05)0031 as amended by Al(03)0021, al(05)0032 as amended by Al(03)0022 and al(05)0033 as amended by AL(03)0023;

(ff) 5 (e) Partition fixings: Fixing detail as viewed at site meeting 10-09-18;

(gg) 5 (f) M&E telecoms- Refer to 4h; and

(hh) Submitted full photographic record of the site and the building (internally and externally) including all areas where physical changes are proposed to the Historic Environment Record by Kate Dickson of Creative Heritage.

all as amended by the following:

(a) AVRO, Brownsfield Mill - S96 and S19 application Reference: PP-09195955 RE: Non-material amendment to existing planning permission 115401 and listed building consent 115402 to amend condition discharge applications CDN/20/0248 and 0249 (conditions 4h, 4j, 10a, 10b) document stamped as received on 03-11-2020,

(b) Dwgs 7376-SK-04676-P01, 7376-SK-0573-P01, al(04) 0067 Rev C02, al(2) 0001 Rev C03, AL(27)0002 Rev C04, AL(31)0021 Rev T02, SK-0424 Rev P03, SK-118 Rev C, J6169 SK 121 C, 7376-AL(05)00141 P01, 105-30 DE 101 C04

(c)Dwgs 105-30 (SK) 135- 01 Rev C 01, 02 Rev CO2, 03 Rev CO1, 04 RevCO1,

(d) AL 31 Series window schedule binder

(e) KEELINE SUPPORT POSTS - AS BUILT DETAIL

(f) Brownsfield Mill, Manchester An assessment of the impact of proposals for the provision of safe roof access on the
grade 2* listed heritage asset December 2019; and

(g) Stevenson Studio's e-mails dated 20-11-18, 27-02-19, 08-01-20, 28-10-20 and 22-03-21.

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy SP 1, CC3, H1, H8, CC5 , CC6 , CC7, CC9 , CC10, T1, T2 , EN1, EN2 , EN3 , EN6 , EN 8, EN9, EN11, EN14, EN15, EN 16 , EN17, EN18, EN19, DM 1 and PA1 saved Unitary Development Plan polices DC19.1 , DC20 and DC26.1.

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing