Introduction

Development description – Royal Mills, Ancoats – Change of use

The submitted proposals for Royal and Paragon Mill represent an amendment to Planning Permission 078181/FO/2006/N1 submitted 11th January 2006 to change the use of 1st floor layouts from commercial to residential and to make minor internal alterations to the commercial layout at ground floor level to rearrange access and accommodate incoming services, tank rooms and bin stores.

The proposed amendment do not involve any variation to the external treatment of the existing buildings. The scheme will incorporate the same window design and manufacture as the approved scheme.

The proposed amendment is a continuation of the successful Royal Mills development and is designed to maximise the benefit of the scheme to the local Ancoats community.

The proposed changes have been decided with a view to trying to increase the social and economic activities in the area in line with local authority planning policy in improving the likelihood of the "letting of the remaining commercial space within Royal Mills" development which has proved difficult since the project completion in 2006.

The proposals involve the introduction of an additional 18 number apartments. (9 and 9 units) to the first floors of the Paragon and Royal Mills as indexed in the enclosed suite of documents.

Section 1 – Development Description / Background Information

Section 2 – Red line Location Plan – Indicating position of buildings in relation to wider Royal Mills development and the immediate area.

Section 3 – Drawings indicating the original 2nd, 3rd, 4th and 5th Floor plans and the newly drafted first floor plans proposed.

Section 4 – Details of the current waste management strategy for the scheme and factoring in incorporation of the 19 number additional apartments

Section 5 – Design and Access Statement

Section 6 – Planning Policy Statement

Section 7 – Acoustic implications

Section 8 – Parking

PLANNING AND
BUILDING CONTROL
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