Deloitte LLP
1 New Street Square
London
EC4A 3HQ

Phone: +44 (0)20 7936 3000
Fax: +44 (0)20 7583 1198
www.deloitte.co.uk

3 December 2024

Lucy Harrison
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Planning Portal Ref: PP-13602659

Dear Lucy,

Talbot Mill, Ellesmere Street, Manchester, M15 4JY

Submission of details pursuant to Conditions 3, 11 (part-discharge) and 13 of Planning Permission ref. 139434/JO/2024

On behalf of our client, Capital & Centric (Adored) Ltd (the "Applicant"), please find enclosed details pursuant to Conditions 3, part-11 and 13 of Full Planning Permission ref. 23/00758/FULL in relation to development at Talbot Mill, Ellesmere Street, Manchester, M15 4JY.

Application Context

Planning Permission was granted on 3 January 2024 (ref. 139434/JO/2024) for the development of residential apartments at Talbot Mill, Ellesmere Street, Manchester, M15 4JY. The full description of development is as follows:

> *"Variation of conditions 2 (Specified Plans Condition), 8 (CEMP), 10 (Materials New Build) and 13 (SUDS) attached to application ref no 134193/JO/2022."*

This submission seeks to discharge Conditions 3, 11 (part-discharge) and 13 of Full Planning Permission ref. 23/00758/FULL. Information subject to this submission is set out in the remainder of this letter.

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Condition 3 – Building Works Contract

Condition 3 of Planning Permission ref. **139434/JO/2024** states:

> *"Notwithstanding demolition undertaken in accordance with the contracts for the carrying out of the building works for the redevelopment of the site between Capital and Centric (Adored) Ltd and Bardsley Construction Limited, dated 8 March 2019, and stamped as received on 26 February 2019 by Manchester City Council as the Planning Authority, the outstanding demolition hereby permitted shall not be undertaken before a revised contract for the carrying out of the building works for the redevelopment of the site has been made, and planning permission has been granted for the redevelopment for which the contract provides, and evidence of that contract has been supplied to the City Council as local planning authority."*

This submission seeks full discharge Condition 3 of Planning Permission ref. 139434/JO/2024 with the submission of a Building Works Contract, which provides full details of revised contract for the carrying out of the building works for the redevelopment of the site.

Condition 11 – Materials: Mill Building Windows

Condition 11 of Planning Permission ref. **139434/JO/2024** states:

> *"Notwithstanding the details shown in the approved drawings, samples and specifications of all materials to be used on all external elevations of the mill development, which shall include jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management, shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the Capital & Centric Talbot Mill - Mills Planning Condition 10 Proposed Programme of Samples rev 02 dated 15.07.24. The development shall be carried out in accordance with the approved details."*

This submission seeks to partial discharge of Condition 11 of Planning Permission ref. 139434/JO/2024 by providing details of the mill building windows. A window schedule has been submitted which details all window locations, descriptions, materials and specifications.

Drawings of each window type are also included in the submission pack to show the visual appearance and component details. Additionally, proposed elevations of the mill development have been included to show how the windows would appear in the context of the proposed development.

Condition 13 – Drainage

Condition 13 of Planning Permission ref. **139434/JO/2024** states:

"Prior to commencement of the main construction works, surface water drainage works shall be implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards; and the following information:

- Pre-Commencement Report - Below Ground Drainage dated November 2018 by Joule received by the City Council as local planning authority on 21 November 2018 (under CDN/18/0878) as amended by WML Consulting Preliminary Drainage Layout drawing number 10531-WML-ZZ-XX-DR-C-1001 Rev P03;

- Summary of Results for 100 year Return Period (+40%) by Micro Drainage received by the City Council as local planning authority on 15 January 2019 (under CDN/18/0878); 139434/JO/2024 Page 10 of 17

- Overland Flood Route Drawing 1709-EXA-XX-GF-SK-L-103 by Exterior Architecture received by the City Council as local planning authority on 15 January 2019 (under CDN/18/0878); and - the following additional information that shall be submitted to and approved in writing by the City Council as local planning authority:

a. A finalised drainage layout showing all components, outfalls, levels and connectivity;

b. An existing and proposed impermeable areas drawing to accompany all discharge rate calculations;

c. Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice;

d. Construction details of flow control and SuDS elements."

This submission seeks full discharge Condition 13 of Planning Permission ref. 139434/JO/2024 by providing details of the Site's drainage layout.

Condition 13 Part	**Submission Material**
Part a	Proposed drainage layout plan
Part b	Plans of the site's impermeable areas
Part c	Letter from United Utilities

Part d	Plan to show the Construction details of flow control and SuDS elements

Submitted Plans and Information

The following information is submitted to discharge Condition 3:

- Building Works Contract (Prepared by Fieldfisher)

The following information is submitted to part discharge Condition 11:

- Window Schedule (Prepared by Matt Brook Architects)
- Window Type Details (Prepared by Matt Brook Architects)
- Proposed Elevations (Prepared by Matt Brook Architects)

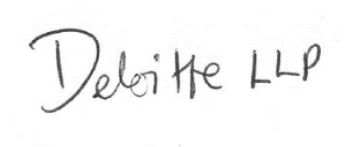
The following information is submitted to discharge Condition 13:

- Drainage Layout Plan (Prepared by WML Consulting)
- Impermeable Area Plans (Prepared by WML Consulting)
- Letter from United Utilities
- Flow control and SuDS Details (Prepared by WML Consulting)

This application has been submitted via Planning Portal (ref. PP-13602659). The associated application fee will be paid online following submission.

I trust that the enclosed information is sufficient to allow Conditions 3, 11 (partial) and 13 of Planning Permission ref. 23/00758/FULL to be discharged. In the event you have any comments or questions, please do not hesitate to contact Alex Welby (awelby@deloitte.co.uk / +44 20 7303 5201).

Yours sincerely,



Deloitte LLP