



Paul Butler Associates

Planning, Development & Heritage Consultants

8 November 2024

Mrs Julie Roscoe
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

24.1979

FAO Michael Pearson

Dear Mrs Roscoe,

Application for Approval of Details Reserved by Condition for Neptune Mill, 64 Chapeltown St, Manchester M1 2WQ

Discharge of Conditions attached to Planning Permission 136865/FO/2023 (as amended by 138819/NMC/2023)

On behalf of our client, Workspace Design and Build, we are pleased to submit this application for 'Approval of Details Reserved by Condition'. This letter sets out the numbered conditions of this approval for which discharge is sought and identifies the information submitted in response. We are eager to discharge this element as soon as possible to enable the continued progression of works on site.

The application relates to Part T of Planning Permission 136865/FO/2023 (as amended by 138819/NMC/2023), which is identified below in bold text:

136865/FO/2023 (as amended by 138819/NMC/2023) – Condition 13

Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

- a) A strategy and details of works associated with removal and replacement of windows and any required making good.*
- b) Timber repairs;*
- c) Building cleaning internal and external;*
- d) External and internal repairs;*
- e) Details of the works associated with the insertion of the rooflights including the relocation of the purlins and details of interface with slate roof;*
- f) Details of the grilles within the elevations;*
- g) Details of installation of cast iron RWP's;*
- h) Works to and finishes within the stairwell;*
- i) Details of any proposed dampproofing;*
- j) Details of formation of new doorways to Baird Street and making good of new openings;*
- k) Details of making good parts of the building that are to be the subject of removals*
- l) Proposed wall, ceiling floor finishes, including new materials and works to the existing finishes. This should include the product specifications;*

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- m) Works to cast iron columns & timbers including decoration which should be based on a historic paintwork analysis;*
- n) Details of repairs and upgrade of existing roof;*
- o) A strategy and details of the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items;*
- p) Final specification of new main entrance door and doors to Baird Street elevation;*
- q) Fixings location and positions in the reveals of the new Juliet Balconies;*
- r) Detailed design of louvres at ground floor;*
- s) Final finish to block work behind glazing within lift shaft;*
- t) Details of external lighting and any associated fixtures and fittings including cables and transformers; and***
- u) Door to bridge link*

A programme for the implementation of the approved works shall be submitted to support each item and the works shall be carried out and completed in accordance with that programme.

Submission Information

t) Details of external lighting and any associated fixtures and fittings including cables and transformers

Festoon lighting is proposed and was previously approved by the Council through the discharge of condition 13 part o under application CDN/24/0646 which was granted on 22 August 2024. The following information was approved and is submitted as part of this discharge application:

- Pro-drop connectable festoon strings specification (Prepared by Tagra)
- Zip-clips Product Specification
- Olympic Fixings Eye Bolt Technical Data Sheet (Prepared by Olympic Fixings)
- Drawing No.353 PD 6002 P1: Proposed Eyebolt Fixing Detail

In addition it is also confirmed that all transformers for the external festoon lighting will be housed in the GF electrical riser cupboard. No brackets are proposed to support the lighting.

All fixing will be into mortar lines to avoid securing the festoons to brickwork. M8 fittings are proposed (see submitted Olympic Fixing specification). These would require drilling an 8mm hole into the mortar line with the bottom threaded compartment pushing inside the 8mm hole and the eyelet then screwing into the threaded compartment. This can be un-threaded if the fixing ever needed to be removed. The threaded compartment will always remain inside the mortar joint but would not be viable once the eyelet was removed and could be backfilled with matching mortar to cover up if removed.

Other external lighting was approved by the Council under application CDN/24/0226 on 5th June 2024. No changes to this are proposed.

Other Matters

Parts c, d, l, m and o of Condition 13 were discharged in relation to Planning Permission 136865/FO/2023 under application CDN/24/0646 which was granted on 22 August 2024. The decision letter does not make reference to the fact that this Planning Permission was amended by 138819/NMC/2023. It is therefore requested that the Council confirm within the decision notice that Parts c, d, l, m and o of Condition 13 of Planning Permission 136865/FO/2023 (as amended by 138819/NMC/2023) have been formally discharged.

The application fee will be paid by the applicant on submission of the application.

If you require any further information in order to determine the condition discharge application please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Taylor', with a stylized flourish at the end.

Ralph Taylor BSc MPLAN MRTPI
Associate Director