MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Partial approval of details reserved by condition

Applicant

Laura Faulkner
Workspace Design and Build
Northspring Suite 1C
70 Spring Gardens
Manchester
M2 2BQ

Agent (if used)

Mr Ralph Taylor
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Discharge of Condition 6 (Details 2) attached to application ref no 138795/JO/2023

Location: Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ

Date of application: 22 March 2024

Application number: CDN/24/0222

Part 2 – Particulars of decision (a)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Details 2
Condition 6 (Details)

a) A strategy and details of works associated with removal and replacement of windows and any required making good;

On the basis of implementation in accordance with the following:
Dwgs 353 CD 3001 (T1) 353 CD 3003 (T1) 353 CD 3004 (T1) 353 CD 0000 (T1) - clause L10/330;
Neptune Mill rev2.pdf - Neptune Mill - Chapeltown St, Manchester Method Statement for Workspace Design and Build;
Door & Window Schedule 353 CD 3001 (C2) stamped as received on 22-03-24;
Method Statement by AJ Developments stamped as received on 30-04-24;
Correspondence with Agent Document stamped as received on 30-04-24;
And subject to final sign off of samples of repairs the condition is discharged

b) Timber repairs;

On the basis of implementation in accordance with the following:
Dwgs 2909-HTS-XX-01-DR-S-2110 ,2909-HTS-XX-02-DR-S-2120, 2909-HTS-XX-03-DR-S-2130, 2909-HTS-XX-04-DR-S-2140, 2909-HTS-XX-05-DR-S-2150, 2909-HTS-XX-XX-DR-S-2300, 2909-HTS-XX-XX-DR-S-2301, 2909-HTS-XX-XX-DR-S-2302, 2909-HTS-XX-XX-DR-S-2352 and 2909-HTS-XX-ZZ-DR-S-0001
Method Statement by AJ Developments stamped as received on 30-04-24;
Risk Assessments & Method Statement by DW stamped as received on 30-04-24;
Correspondence with Agent Document stamped as received on 30-04-24; and
Timber Repair Photos stamped as received on 30-04-24

this part of the condition is discharged.

c) Building cleaning internal and external;

On the basis of implementation in accordance with the following:

Site Inspections of samples on 27-02-24; and
Dwgs 353 CD 2006 (T1), 353 CD 2007 (T1), 353 CD 2008 (T1), 353 CD 2009 (T1), 353 CD 2010 (T1) and 353 CD 2108 (T1)

this part of the condition is discharged.

d) External and internal repairs;

On the basis of implementation in accordance with the following:
Dwgs 2909-HTS-XX-XX-DR-S-2300-P2,,2909-HTS-XX-XX-DR-S-2301-P2, 2909-HTS-XX-XX-DR-S-2302-P2, 2909-HTS-XX-XX-DR-S-2310-P2, 2909-HTS-XX-XX-DR-S-2311-P2, 2909-HTS-XX-XX-DR-S-2350-P2, 2909-HTS-XX-ZZ-DR-S-0001-P2 subject to alignment of mortar specification with architects rather than engineers dwgs and with the Pointing image from 27 03 24 (CDN/24/0074);
Neptune Mill Survey and Supporting Documentation 01 12 2023 Pointing and Cleaning RAMS for Workspace 09 11 2022; and

These elements of the condition are discharged

Notwithstanding the above for full discharge of the condition details of the structural work to the lift area and consequent repairs will need to be approved.

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;

On the basis of implementation in accordance with the following:

Dwgs 353 CD 2012 (T1), 353 CD 0013 (T1), 353 CD 0014 (T1), 353 CD 2701 (T1), 353 CD 1013 (T1), 353 CD 1014 (T1), 353 CD 0000 (T1) - clauses L10/580 and H10/115, 2909-HTS-XX-05-DR-S-0150, 4 2909-HTS-XX-05-DR-S-1150, 2909-HTS-XX-05-DR-S-2150, 2909-HTS-XX-XX-DR-S-2302, 2909-HTS-XX-XX-DR-S-2350, 2909-HTS-XX-XX-DR-S-2351, 2909-HTS-XX-XX-DR-S-2352, 2909-HTS-XX-ZZ-DR-S-0001;
SPGC - Skyline Brochure Architects Brochure Conservation rooflight;
Method Statement by AJ Developments stamped as received on 30-04-24; and
Risk Assessments & Method Statement by DW stamped as received on 30-04-24;

This part of the condition is discharged

f) Details of the grilles within the elevations;

On the basis of implementation in accordance with the following:
Dwgs 353 CD 2110 P1

This part of the condition is discharged.
g) Details of installation of cast iron RWP's;

On the basis of compliance with the following:

Dwgs 353 CD 2701 (T1), 353 CD 0000 (T1), and Section R10 Alumasc Heritage Cast Iron

This part of the condition is discharged

h) Works to and finishes within the stairwell;

On the basis of compliance with the following:

Dwgs 353 CD 2001 (T1), 353 CD 2002 (T1), 353 CD 2003 (T1), 353 CD 2004 (T1), 353 CD 2005 (T1,) 353 CD 2006 (T1), 353 CD 2007 (T1), 353 CD 2008 (T1), 353 CD 2009 (T1), 353 CD 2010 (T1), 353 CD 2108 (T1), 353 CD 2201 (T1), 353 CD 2301 (T1),353 CD 2302 (T1), 353 CD 2303 (T1), 353 CD 2304 (T1), 353 CD 2305 (T1), 353 CD 3501 (T1), 353 CD 3502 (T1), 353 CD 3503 (T1) and 353 CD 3504 (T1);
Dwgs 353 CD 3505 (T1), 2909-HTS-XX-00-DR-S-2100, 2909-HTS-XX-01-DR-S-2110, 2909-HTS-XX-02-DR-S-2120, 2909-HTS-XX-03-DR-S-2130, 2909-HTS-XX-04-DR-S-2140, 2909-HTS-XX-05-DR-S-2150, 2909-HTS-XX-XX-DR-S-2300, 2909-HTS-XX-XX-DR-S-2301, 2909-HTS-XX-XX-DR-S-2302 and 2909-HTS-XX-ZZ-DR-S-0001

This part of the condition is discharged

i) Details of any proposed damp proofing;

On the basis that no damp proofing works are proposed no further action is required in relation to this condition.

j)Details of formation of new doorways to Baird Street and making good of new openings;

On the basis of implementation in accordance with the following:

Dwg 353 CD 2109 (C1) External Walls - East Gable Opening & Screen.pdf

This part of the condition is discharged .

k) Details of making good parts of the building that are to be the subject of removals

On the basis of implementation in accordance with the following:

Dwgs 2909-HTS-XX-ZZ-DR-S-0001, 2909-HTS-XX-05-DR-S-1150, 2909-HTS-XX-XX-DR-S-1003, 2909-HTS-XX-XX-DR-S-1004, 2909-HTS-XX-00-DR-S-1100, 2909-HTS-XX-01-DR-S-1110, 2909-HTS-XX-02-DR-S-1120, 2909-HTS-XX-03-DR-S-1130, 2909-HTS-XX-04-DR-S-1140, 2909-HTS-XX-XX-DR-S-1002, 2909-HTS-XX-XX-DR-S-1200,

2909-HTS-XX-XX-DR-S-1250, 2909-HTS-XX-XX-DR-S-1251, 2909-HTS-XX-XX-DR-S-2300, 2909-HTS-XX-XX-DR-S-2301, 2909-HTS-XX-XX-DR-S-2302, 2909-HTS-XX-XX-DR-S-2310, 2909-HTS-XX-XX-DR-S-2311, 2909-HTS-XX-XX-DR-S-2350, 2909-HTS-XX-XX-DR-S-2351 and 2909-HTS-XX-XX-DR-S-2352

This part of the condition is discharged.

l) Proposed wall, ceiling floor finishes, including new materials and works to the existing finishes. This should include the product specifications;

On the basis of implementation in accordance with the following:

Dwgs 353 CD 2006 (T1), 353 CD 2007 (T1), 353 CD 2008 (T1), 353 CD 2009 (T1),353 CD 2010 (T1), 353 CD 2201 (T1), 353 CD 2202 (T1), 353 CD 2203 (T1), 353 CD 2204 (T1), 353 CD 2205 (T1), 353 CD 2301 (T1), 353 CD 2302 (T1), 353 CD 2303 (T1), 353 CD 2304 (T1), 353 CD 2305 (T1), 353 CD 3008 (T1), 353 CD 3009 (T1), 353 CD 3501 (T1), 353 CD 3502 (T1), 353 CD 3503 (T1), 353 CD 3504 (T1), 353 CD 3505 (T1), 353 CD 0000 (T1);
Sections F10, K10, L10, L20, M40, M50, M60;
Envirograf Product 42 AP042-HW01-07-2023; and
Dulux Trade Satinwood - DATA SHEET 02-14 Dulux Trade Vinyl Matt - DATA SHEET 02-14 PT All Purpose Powder SDS PT Caulk MSDS TD042-HW01-07-202;

This part of the condition is discharged subject to subject to final sign off intumescent paint from a sample on site.

m) Works to cast iron columns & timbers including decoration which should be based on a historic paintwork analysis;

On the basis of implementation in accordance with the following:
Use of RAL colour proposed is Anthracite Grey RAL 7016

This part of the condition is discharged.

n) Details of repairs and upgrade of existing roof;

On the basis of implementation in accordance with the following:
Dwgs 353 CD 2006 (T1), 353 CD 2007 (T1),353 CD 2008 (T1), 353 CD 2009 (T1,) 353 CD 2010 (T1), 353 CD 2201 (T1), 353 CD 2202 (T1), 353 CD 2203 (T1), 353 CD 2204 (T1), 353 CD 2205 (T1), 353 CD 0000 (T1);
Roof Joinery.docx Roof Slates or Roof Tiling Works.doc stamped as received on 22-03-24;
Correspondence with Agent Document stamped as received on 30-04-24 confirmed use of Welsh Slate as approved under CDN/24/0074;
Method Statement by AJ Developments stamped as received on 30-04-24;
Risk Assessments & Method Statement by DW stamped as received on 30-04-24;

This part of the condition is discharged.

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;

On the basis of the submitted information the condition is not discharged.

The following details are acceptable:
Dwgs 353 PD 6001 (P1) Containment Strategy; DBCAFE-2L2-GROUND-FLOOR-LIGHTING-&-EMERGENCY-LIGHTING-LAYOUT-Rev.0; DBT1-1L1-FIRST-FLOOR-LIGHTING-&-EMERGENCY-LIGHTING-LAYOUT-Rev.0; DBT2-1L1-SECOND-FLOOR-LIGHTING-&-EMERGENCY-LIGHTING-LAYOUT-Rev.0; DBT3-1L1-THIRD-FLOOR-LIGHTING-&-EMERGENCY-LIGHTING-LAYOUT-Rev.0; DBT4-1L3-FOURTH-FLOOR-LIGHTING-&-EMERGENCY-LIGHTING-LAYOUT-Rev.0; H O-J369-F00-B-GROUND-FLOOR-FIRE-ALARM-LAYOUT-Rev.0; H O-J369-F02-B-SECOND-FLOOR-FIRE-ALARM-LAYOUT-Rev.0; H O-J369-LEX2-A-EXTERNAL-LIGHTING-LAYOUT-Rev.0; H O-J369-LEX-A-EXTERIOR-LIGHTING-LAYOUT-Rev.0; H O-J369-SCH00-B-LV-SCHEMATIC-Rev.0; H0-J369-002-A-SECOND-FLOOR-HIGH-LEVEL-CONTAINMENT-LAYOUT-Rev.0; H 0-J369-003-A-THIRD-FLOOR-HIGH-LEVEL-CONTAINMENT-LAYOUT-Rev.0; H 0-J369-004-A-FOURTH-FLOOR-HIGH-LEVEL-CONTAINMENT-LAYOUT-Rev.0; H 0-J369-C00-A-GROUND-FLOOR-HIGH-LEVEL-CONTAINMENT-LAYOUT-Rev.0; H 0-J369-C01--A-FIRST-ELOOR-HIGH-LEVEL-CONTAINMENT-LAYOUT-Rev.0; H 0-J369-F01--B-FIRST-FLOOR-FIRE-ALARM-LAYOUT-Rev.0; H 0-J369-F03-B-THIRD-FLOOR-FIRE-ALARM-&-SECURITY-LAYOUT-Rev.0; H 0-J369-F04-B-FOURTH-FLOOR-FIRE-ALARM-LAYOUT-Rev.0; H 0-J369-P00-D-GROUND-FLOOR-SMALL-POWER-&-DATA-LAYOUT-Rev.0; H 0-J369-P01--C-FIRST-FLOOR-SMALL-POWER-&-DATA-LAYOUT-Rev.0; H 0-J369-P02---C-SECOND-FLOOR-SMALL-POWER-&.-DATA-LAYOUT-Rev.0; H 0-J369-P03---C-THIRD-FLOOR-SMALL-POWER-&.-DATA-LAYOUT-Rev.0; and H0-J369-P04-C-FOURTH-FLOOR-SMALL-POWER-&-DATA-LAYOUT-Rev.0
Containments as per the Jonathan Davies Associates Dwg 353 PD 6001 P1; and
All wall mounted fittings internally being served by galvanised steel conduit and that there will be no external cabling, with all lights, signage, etc served with internal cabling and transformers.

The above parts of this condition are discharged.

The colour of the CCTV cameras is unacceptable and nothwithstanding the above this part of this condition is not discharged.

p)Final specification of new main entrance door and doors to Baird Street elevation;

On the basis of implementation in accordance with the following:

353 CD 3001 (T1),,353 CD 3004 (T1), 353 CD 3005 (T1), 353 CD 0000 (T1) clause L10/480, 2909-HTS-XX-00-DR-S-0100, 2909-HTS-XX-00-DR-S-1100, 2909-HTS-XX-00-DR-S-2100, 2909-HTS-XX-XX-DR-S-0251, 2909-HTS-XX-XX-DR-S-125, 2909-HTS-XX-XX-DR-S-2251, 2909-HTS-XX-XX-DR-S-2310, 2909-HTS-XX-XX-DR-S-2311, 2909-HTS-XX-ZZ-DR-S-0001, NEP-CSi-SPD-XX-DR-X-00012, NEP-CSi-SPD-XX-DR-X-10019, NEP-CSi-SPD-XX-DR-X-10020, NEP-CSi-SPD-XX-DR-X-10021,NEP-CSi-SPD-XX-DR-X-10022 and NEP-CSi-SPD-XX-DR-X-10023

The condition is discharged.

(q) Fixings location and positions in the reveals of the new Juliet Balconies;

On the basis of implementation in accordance with the following:
Dwg 353 CD 3007 (T1); and
All Metalwork being RAL

This part of the condition is discharged.

(r) Detailed design of louvres within 1st floor window opening on North Elevation

On the basis that there are no longer any louvres on the 1st floor no further action is required in relation to this condition

(s) Final finish to block work behind glazing within lift shaft.

On the basis of implementation in accordance with the following:

353 CD 3002 (T1);
Blockwork to be left unfinished;
Windows to be fitted with backing layer;
Windows to have white back board so this will not be visible.

This part of the condition is discharged

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

The submitted information is insufficient and this part of the condition is not discharged.

Notwithstanding this the following details are acceptable
Dwgs 353 PD 1010 P2, 353 PD 1009 P2, 353 PD 1008 P2 and 353 PD 1007 P, H&C-J369-LEX2-B
Product details for Lighting units stamped as received on 30-05-24
And on the basis that all wall mounted fittings internally are served by galvanised steel conduit and that there will be no external cabling, with all lights served with internal cabling and transformers

Insufficient information including details of fixings have been supplied in respect of the festoon lighting.

(u)Door to bridge link

On the basis of implementation in accordance with the following:

Dwgs 353 CD 3005 (T1) Door Type AD6

This part of the condition is discharged

The above shall be carried out and completed in accordance with the Workspace Construction Programme stamped as received on 30-04-24

Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** in accordance with the information set out below.

Date: 5 June 2024

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision relates only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.