AshtonHale

Michael Pearson
Planning
Manchester City Council
PO Box 532
Manchester
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3 April 2024

Submitted via Planning Portal (ref: PP-12947166)

Dear Michael

Application to Discharge Condition 3 Attached to 136866/LO/2023: Listed Building Consent for Internal and External Works to Neptune Mill, Chapeltown Street, Manchester

On behalf of our client, Capital&Centric (Rush) Limited ('the Applicant'), please find enclosed an application for the approval of detailed reserved by Condition 3 of listed building consent ref: 136866/LO/2023 at Neptune Mill, Chapeltown Street, Manchester ('the Site'), which lists the approved plans and documents. The permission was granted on 18th August 2023 for the following description of development:

'Listed building consent for internal and external works to the existing building associated with continued use within Use Class E (Commercial, Business and Service).'

Details of the application documents we are submitting to discharge this condition are set out below.

Condition 3

Condition 3 reads:

> *3) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:*
>
> *(a) a programme for: providing details of all repair and cleaning works and methodologies; for inspection of samples of these works; a quality control management statement; and for implementation of these works.*
>
> *(b) The agreed works shall implemented in accordance with the programme following sign off of samples;*

(c) A schedule of and programme for the submission of samples of all internal and external materials;

(d) The material samples shall be submitted and approved in writing in accordance with the above programme.

Similar details to those required above have been submitted and approved separately to satisfy condition 3 of the associated planning application (ref: 136865/FO/2023) as part of the discharge of conditions application ref: CDN/23/0706 and CDN/24/0074, following site visits held on-site with Angela Leckie and Paul Mason from Manchester City Council ('MCC') in December 2023 and March 2024. The details required by condition 3 of the Listed Building Consent were also discussed and verbally approved on these site visits.

This application is accompanied by a number of documents that fully address the requirements of this condition, as above. The documents are as follows:

- Neptune Mill –Samples Schedule (prepared by Workspace)
- Neptune Mill – Design Inspection Programme (prepared by Workspace)

Summary

The application submission documents detailed above have been submitted via the Planning Portal (PP-12947166). I trust that the above and enclosed information will enable you to validate the submission as soon as possible and is sufficient to discharge condition. If you have any queries or require any further details please contact me.

Yours sincerely,

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Director

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AshtonHale Ltd