MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Capital & Centric (Rush) Limited
C/o Agent

Agent (if used)

Mr Neil Lucas
AshtonHale
The Embankment Business Park
11 Vale Road
Stockport
SK4 3GN

Part 1 – Particulars of the application/development

Proposal: Variation of conditions 2 (Approved dwgs) and 6 (Final details) attached to app ref no 136866/LO/2023

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

Date of application: 8 January 2024

Application number: 138795/JO/2023

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Condition(s) attached to this decision

1) The development must be begun not later than 18-08-26

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Location Plan PD 0001 Rev T1, Existing Site Plan CD 001 Rev T1 and Proposed Site Plan CD 1001 Rev T1;

(b) Dwgs Proposed Ground Floor Plan 1002 Rev P2, Proposed 1st Floor Plan 1003 Rev P3, Proposed 2nd Floor Plan 1004 Rev P3, Proposed 3rd Floor Plan 1005 Rev P3, Proposed 4th Floor Plan 1006 Rev P3, Proposed Roof Plan 1007 Rev P2, Proposed South Elevation 1008 Rev P4, Proposed North Elevation 1009 Rev P5, Proposed East and West Elevation 1010 Rev P4, Proposed section AA 1011 Rev P3, Proposed Section BB 1012 Rev P3, Proposed Detail Section 1013 Rev P2, Proposed Fabric Details 1 1014 Rev P2 and Proposed Fabric Details 2 1015 Rev P3;
Strip Out and Alterations - Ground Floor 2001 Rev P3,Strip Out and Alterations - 1st Floor 2002 Rev P4, Strip Out and Alterations - 2nd Floor 2003 Rev P4, Strip Out and Alterations - 3rd Floor 2004 Rev P4, Strip Out and Alterations - 4th Floor 2005 Rev P4, Media Cleaning - Ground Floor 2006 Rev P3, Media Cleaning - 1st Floor 2007 Rev P3,Media Cleaning - 2nd Floor 2008 Rev P3, Media Cleaning - 3rd Floor 2009 Rev P3, Media Cleaning - 4th Floor 2010 Rev P3, External Fabric - East Gable Offshoot 2011 Rev P2, External Fabric - Roof 2012 Rev P2, External Fabric - South Elevation 2013 Rev P2,External Fabric - North Elevation 2014 Rev P2 and External Fabric - East and West Elevations 2015 Rev P3;

(c) Dwgs External Walls Ground Floor Plan 2101 Rev T1, External Walls 1st Floor Plan 2102 Rev T1,External Walls 2nd Floor Plan 2103 Rev T1, External Walls 3rd Floor Plan 2104 Rev T1, External Walls 4th Floor Plan 2105 Rev T1, External Walls South Elevation 2106 Rev T1, External Walls North Elevation 2107 Rev T1, External Walls - East and West Elevations 2108 Rev T1;

(d) Dwgs Internal Walls & Linings Ground Floor Plan 2201 Rev T13, Internal Walls & Linings 1st Floor Plan 2202 Rev T1, Internal Walls & Linings 2nd Floor Plan 2203 Rev T1, Internal Walls & Linings 3rd Floor Plan 2204 Rev T1 and Internal Walls & Linings 4th Floor Plan 2205 Rev T1; Floor and Stair Elements Ground Floor Plan 2301 Rev T1, 1st Floor Plan 2302 Rev T1, 2nd Floor Plan 2303 Rev T1, 3rd Floor Plan 2304 Rev T1 and 4th Floor Plan 2305 Rev T1;

(e) Dwg Roof Plan 2701 Rev T1;

(f) Dwgs Door & Window Schedule 3001 Rev T1, Aluminium Window Elevations - 1/2 3002 Rev T1 Aluminium Window Elevations - 2/2 3003 RevT1, Aluminium Door Elevations - 1/3 3004 Rev T1 and Aluminium Door Elevations - 2/3 3005 T1, External Door Sleeves 3006 Rev T1 and Internal Glazed Screen Elevations 3/3 3008 Rev T1;

(g) Dwgs Ceilings Ground Floor Plan 3501 Rev T1, Ceilings Ground 1st Floor Plan 3502 Rev T1, Ceilings Ground 2nd Floor Plan 3503 Rev T1, Ceilings Ground 3rd Floor Plan 3504 Rev T1 and Ceilings Ground 4th Floor Plan 3505 Rev T1;

(h) Dwgs External Works Proposed Site Plan 9001 Rev T1

(i) Avison Young Response to Consultee Comments letter (Highways) 06-07-23

(j) Sections 3,4,5 and 6 Crime Impact Assessment VERSION B: 10th May 2023 stamped as received on 12-05-23

(k) Neptune Mill, Chapeltown St, Manchester, Waste Management Strategy 353 PD 0003 (P2) April 2023 stamped as received on 12-05-23

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC7, CC9, EN3 and DM 1 and saved Unitary Development Plan policies DC19.1 and DC26.

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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;

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Scaffolding to the building shall be implemented in accordance with the following:

Perimeter Scaffold and Temporary Roof System Plan Ref. 23-BSD-915-01-01;
Perimeter Scaffold and Temporary Roof System Plan Ref. 23-BSD-915-01-02.;
Perimeter Scaffold and Temporary Roof System Plan Ref. 23-BSD-915-01-03;
Specification of the Lithomex product; and
Example of Restoration Mortars
all as amended by Ashton Hale's e-mail of 11-12-23

Construction Phase Plan by Workspace 08-01-24;and
Method Statement for Tube and Fitting by Crest 01/10/2024

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Notwithstanding the details approved within condition 2 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

a)Fire and acoustic separation works.
b)Final details of M&E services including a strategy for any fume extraction from the commerical units.
c)A schedule of any intrusive investigations and mitigation/ repair including details of the need for the works, the number, sizes, locations and method statement for each task including building protection works;
d)Details of any structural strengthening works and other structural interventions .
e)A method statement for the removal of the extension and making good.
f) A detailed audit of all internal and external features of historic and industrial interest and details of how these will be reused, refurbished or reinstated;
g)A schedule of paint sampling including all painted surfaces such as the cast iron columns, timbers and walls as a record and in order to inform the proposed decoration;
h) Details of the proposed cycle store and maintenance station;

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.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) 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 damproofing;
j) Details of formation of new doorway and reinstatement of window to Baird Street and making good of new opening;
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;
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.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

7) Before any mural as shown in dwgs Proposed South Elevation 1008 Rev P4, Proposed North Elevation 1009 Rev P5, Proposed East and West Elevation 1010 Rev P4 are installed on (a) the gable wall facing Congou Street and (b) the stair core / lift overrun details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Design brief / parameters for the mural;

(b) Details of repair works to the surfaces to which the murals are to be applied;

(c) A specification and method of application ensure that there is no permanent damage to the surfaces to which the installations are being applied; and

(d) Details how the murals can be removed without damage to the surfaces to which they are applied.

Reason

In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Date: 29 February 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 permission refers only to that required under the Town and Country Planning Act 1990 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 within six months of the date of the notice of the decision.

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-decision . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.