



Paul Butler Associates

Planning, Development & Heritage Consultants

Manchester City Council
PO Box 532.
Town Hall Extension
Manchester
M60 2LA

21 March 2024

24.1979

Dear Sir / Madam,

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

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

The applications relate to the discharge of conditions attached to the following approvals:

136865/FO/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;*
- 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;*

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- (r) Detailed design of louvres within 1st floor window opening on North Elevation and
(s) Final finish to block work behind glazing within lift shaft.

136866/LO/2023 – Condition 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 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;
- 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.

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.

136865/FO/2023 – Condition 13

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

Submitted information / response:

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 LTD

b) Timber repairs;

Submitted information / response:

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
2909-HTS-XX-ZZ-DR-S-0001

c) Building cleaning internal and external;

Submitted information / response:

353 CD 2006 (T1)
353 CD 2007 (T1)
353 CD 2008 (T1)
353 CD 2009 (T1)
353 CD 2010 (T1)
353 CD 2108 (T1)

d) External and internal repairs;

Submitted information / response:

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
Neptune Mill Survey and Supporting Documentation 01_12_2023
Pointing and Cleaning RAMS for Workspace 09_11_2022

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;

Submitted information / response:

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

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

f) Details of the grilles within the elevations;

Submitted information / response:

Neptune Mill - Proposed Louvres
Neptune Mill - GF Louvre Location

**Note the RAL colour will be the same as the new windows (RAL 7016)*

g) Details of installation of cast iron RWP's;

Submitted information / response:

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

h) Works to and finishes within the stairwell;

Submitted information / response:

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)
353 CD 3504 (T1)

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
2909-HTS-XX-ZZ-DR-S-0001

i) Details of any proposed dampproofing;

Submitted information / response:

**No dampproofing is proposed.*

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

Submitted information / response:

353 CD 2001 (T1)
353 CD 2013 (T1)
353 CD 2101 (T1)
353 CD 2106 (T1)
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-1251
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
Neptune Mill Survey and Supporting Documentation 01_12_2023
Pointing and Cleaning RAMS for Workspace 09_11_2022

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

Submitted information / response:

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
2909-HTS-XX-XX-DR-S-2352

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

Submitted information / response:

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
Dulux Trade Satinwood - DATA SHEET 02-14
Dulux Trade Vinyl Matt - DATA SHEET 02-14
PT All Purpose Powder SDS
PT Caulk MSDS
TD042-HW01-07-2023

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

Submitted information / response:
NeptuneMillPaintAnalysisFull.pdf

**The RAL colour proposed is Anthracite Grey RAL 7016 which was discussed on site with Paul Mason*

n) Details of repairs and upgrade of existing roof;

Submitted information / response:
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.docx

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;

Submitted information / response:
b) Electrical Design
b) Mechanical Design
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
H0-J369-003-A-THIRD-FLOOR-HIGH-LEVEL-CONTAINMENT-LAYOUT-Rev.0
H0-J369-004-A-FOURTH-FLOOR-HIGH-LEVEL-CONTAINMENT-LAYOUT-Rev.0
H0-J369-C00-A-GROUND-FLOOR-HIGH-LEVEL-CONTAINMENT-LAYOUT-Rev.0
H0-J369-C01--A-FIRST-ELOOR-HIGH-LEVEL-CONTAINMENT-LAYOUT-Rev.0

H0-J369-F01--B-FIRST-FLOOR-FIRE-ALARM-LAYOUT-Rev.0
H0-J369-F03-B-THIRD-FLOOR-FIRE-ALARM-&-SECURITY-LAYOUT-Rev.0
H0-J369-F04-B-FOURTH-FLOOR-FIRE-ALARM-LAYOUT-Rev.0
H0-J369-P00-D-GROUND-FLOOR-SMALL-POWER-&-DATA-LAYOUT-Rev.0
H0-J369-P01--C-FIRST-FLOOR-SMALL-POWER-&-DATA-LAYOUT-Rev.0
H0-J369-P02---C-SECOND-FLOOR-SMALL-POWER-&.-DATA-LAYOUT-Rev.0
H0-J369-P03---C-THIRD-FLOOR-SMALL-POWER-&.-DATA-LAYOUT-Rev.0
H0-J369-P04-C-FOURTH-FLOOR-SMALL-POWER-&-DATA-LAYOUT-Rev.0

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

Submitted information / response:

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-1251
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
NEP-CSi-SPD-XX-DR-X-10023

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

Submitted information / response:

353 CD 3007 (T1)

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

Submitted information / response:

Neptune Mill - Proposed Louvres
Neptune Mill - GF Louvre Location

**Note this has been relocated to the ground floor*

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

Submitted information / response:

353 CD 3002 (T1)

** Blockwork to be left unfinished. Drawing shows window to be fitted with backing layer. Windows to have white back board so this will not be visible.*

136866/LO/2023 – Condition 6

Items a-q are duplications of the those above and are to be discharged using the same information packages.

The LBC contains an additional line item to this condition –

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.

Submitted information / response:

Programme - W2088 - Neptune Mill - Condition 12 PoW

The application fee payable for the discharge of planning conditions attached to planning permission 136865/FO/2023 has been paid on submission of the application via the Planning Portal. No fee is payable relating to the discharge of conditions attached to 136866/LO/2023.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'R Taylor', is written over a light blue horizontal line.

Ralph Taylor BSc MPLAN MRTPI
Associate Director