AshtonHale

Michael Pearson
Planning
Manchester City Council
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10 January 2024

Submitted via Planning Portal (ref: PP-12722679)

Dear Michael

Application to Discharge Condition 5 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 details reserved by Condition 5 of listed building cosent 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 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 5

Condition 5 of the listed building consent reads:

'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 commercial 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.'

This application is accompanied by a number of documents that fully address the requirements of this condition, as above, as well as the similar requirements of Condition 12 of the associated planning permission that has recently been submitted (ref: CDN/24/0005). The documents are as follows:

Relevant Part of Condition 5	**Proposed Information**
a) Fire and acoustic separation works.	Please see plans ref by Jonathan Davidson Architects (JDA): • 353 PD 2201 (P1) • 353 PD 2202 (P1) • 353 PD 2203 (P1) • 353 PD 2204 (P1) • 353 PD 2205 (P1) • 353 CD 2207 9T1) • 353 CD 2208 (T1)

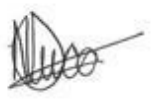
b) Final details of M&E services including a strategy for any fume extraction from the commercial units.	Please see enclosed Mechanical and Electric design packs as follows:
	
	• Mechanical drawings by Solution Environmental Services relating for each floor to:
	  o AC and Ventilation,
	  o Above Ground Drainage, and
	  o Domestic Water Services.
	• Electrical drawings by H&O Electrical for each floor relating to:
	  o Small Power
	  o Lighting
	  o Fire Alarm
	  o Containment
	  o Schematic
	
	Please note that there won't be any fume extraction proposed for the ground floor following the design amendments submitted under separate cover.

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;	Please see enclosed detailed structural plans prepared by HTS (2909_HTS_XX series).
d) Details of any structural strengthening works and other structural interventions.	Please see enclosed detailed structural plans prepared by HTS (2909_HTS_XX series).
e) A method statement for the removal of the extension and making good.	Please see enclosed method statement prepared by Workspace and AndyMac Ltd relating to the removal of the garage.
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;	Please see enclosed document prepared by JDA entitled "Historic & Industrial Features Audit" (ref: 353 PD 2001 (P2))
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;	Please see enclosed "Paint Analysis Report" prepared by Heritage Project Management
h) Details of the proposed cycle store and maintenance station;	Please see enclosed JDA plans ref: • 353 CD 9001 (T1) • 353 CD 9002 (T1)
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.	Please see enclosed programme prepared by Workspace: • W2088 Neptune Mill - Condition 12 PoW

Summary

The application submission documents detailed above have been submitted via the Planning Portal (PP-12722679). 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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AshtonHale Ltd