MANCHESTER CITY COUNCIL

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

Approval of details reserved by condition

Applicant

Capital & Centric (Rush) Limited
C/o Agent

Agent (if used)

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

Part 1 – Particulars of the application/development

Proposal: Discharge of Condition 5 (Details pre-commencement a, b, c, d, e, f, g and h) attached to application ref no 136866/LO/2023

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

Date of application: 10 January 2024

Application number: CDN/24/0011

Part 2 – Particulars of decision

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

Condition 5 (Details pre-commencement a,
Condition 5 (Details pre-commencement): On the basis of implementation in accordance with the W2088 Neptune Mill - Condition 12 Programme of Works and the following:

a)Fire and acoustic separation works:

Dwgs 353 PD 2201 (P1), 353 PD 2202 (P1), 353 PD 2203 (P1), 353 PD 2204 (P1), 353 PD 2205 (P1), 353 CD 2207 9T1) and 353 CD 2208 (T1) as supplemented by Ashton Hale's e-mails 27-02-24 and 06-03-24 this part of the condition is discharged

b) Final details of M&E services including a strategy for any fume extraction from the commercial units:
*Mechanical drawings by Solution Environmental Services relating for each floor to:
* AC and Ventilation,
*Above Ground Drainage, and Domestic Water Services.
*Electrical drawings by H&O Electrical for each floor relating to: Small Power, Lighting, Fire Alarm, Containment and Schematic

as supplemented by Ashton Hale's e-mail 27-02-24 (and attachments) and 06-03-24, Dwgs 353 PD 600 and 353 PD 6001 P1, on the basis of implementation of the Programme of Works as set out in Ashton Hale's e-mail 06-03-24 and on the basis that the external cameras will be black, and all external fixtures and fittings will be co-ordinated the pre-commencement requirements of this part of the condition are discharged

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:
Structural plans prepared by HTS (2909 HTSXX series) as supplemented by Ashton Hale's e-mail 27-02-24, methodology for brickwork repairs by Trinity, Re-Pointing and rebuilding in Lime Mortars by Trinity, Methodology for Timber Repairs by Trace to be read with HTS drawing 2909-HTS-XX-XX-DR-S-2300-P3, subject to final agreement on site of brickwork and timber repair samples and on the basis of implementation of the Programme of Works as set out in Ashton Hale's e-mail 06-03-24 the pre-commencement requirements of this part of this condition are discharged.

d)Details of any structural strengthening works and other structural interventions:
Structural plans prepared by HTS (2909 HTS XX series) as supplemented by Ashton Hale's e-mails of 27-02-24 and 06-03-24 and subject to agreement on site of samples of the structural repairs / strengthening works samples, lift shaft details and cement and the colour and finish the pre-commencement, the pre-commencement parts of this condition are discharged.

e)A method statement for the removal of the extension and making good:
Method statement prepared by Workspace and AndyMac Ltd relating to the removal of the garage this part of the condition is discharged.

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:

Historic & Industrial Features Audit (ref: 353 PD 2001 (P2)) as supplemented by Ashton Hale's e-mail 27-02-24, subject to final agreement in relation to the lift pulley and on the basis of implementation of the Programme of Works as set out in Ashton Hale's e-mail 06-03-24 the pre commencement requirements of this part of the condition are discharged

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:

Paint Analysis Report prepared by Heritage Project Management as supplemented by Ashton Hale's e-mail 27-02-24 this part of the condition is discharged

h) Details of the proposed cycle store and maintenance station:
Dwgs 353 CD 9001 (T1) and 353 CD 9002 (T1) as supplemented by Ashton Hale's e-mail 27-02-24 this part of the condition is discharged

Date: 12 March 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 (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.

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 of 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 his 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.