



Planning

Angela Leckie
Telephone: 0161 234 4651
angela.leckie@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

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

Date: 9 January 2024

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 138819/NMC/2023

Description: Non material amendment application ref no 136865/FO/2023 to amend internal layouts and make minor changes to the elevations

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

I refer to your application for a non-material amendment to planning permission reference 136865/FO/2023.

Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

The proposed amendments relate to changes resulting from detailed design development and technical development comprising minor changes to the external facade treatment. The amendments comprise changes to the gaps between glazing bars to the rooflights,, addition of door to bridge link at 3rd floor level, relocation of vents / louvres, at ground floor level: removal of new door access and reinstatement of window, reduction in the width of a new door opening, retention of new door access as window, window lowered to create door and external lighting added to all elevations.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 136865/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 136865/FO/2023 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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 Rev T1, 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

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.

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 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.

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing