



Paul Butler Associates

Planning, Development & Heritage Consultants

20 February 2024

Mrs Julie Roscoe
Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Steven McCoombe

20.1452

Dear Sir, Madam

Victoria Mill, Miles Platting - Applications for Discharge of Conditions

Please find enclosed applications for the discharge of Conditions 4 (M&E), 5 (partitions), 6 (Tenant Fit Out Strategy), 7 (fire protection works), and 8 (internal repair materials) of Listed Building Consent (LBC) 136174/LO/2023 which was approved by Manchester City Council on 24 November 2023. The application relates to the ground floor and basement of the northern part of the Grade II* Listed Victoria Mill. The description of development stated:

LISTED BUILDING CONSENT for works to part of the ground floor and basement of the building comprising the removal of non-original ceilings, walls, and column boxes, the intumescent painting of cast-iron columns and beams, the reinstatement of ceilings and partitions where necessary, and the replacement of M&E systems

The following sections set out the conditions where discharge is sought, and identifies the documents which have been submitted in support of the application.

Condition 4 – M&E

The condition states:

'Notwithstanding details submitted, prior to the commencement of works to install any relevant mechanical and electrical (M & E) installations attached to any listed fabric, detailed plans, method statement and specification (including external changes) showing the location, profile, fixing, sections, colour and suitable samples, where necessary, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The development shall then be carried out in accordance with the details approved and thereafter be retained as approved throughout the life of the development. Should the M & E no longer be required, this should be removed, and the elevations should be made good following a scheme to be agreed in writing by the City Council, as Local Planning Authority.'

Please refer to the following enclosed documents:

- Mechanical and Electrical Services Coordinated Building Sections Plan (Ref: BCE - 320 - S - 100 Rev P1) which has been prepared by Beechfield Consulting Engineers.

31 Blackfriars Road, Salford, Manchester M3 7AQ

t. 0161 835 3530 e. pba@paulbutlerassociates.co.uk w. www.paulbutlerassociates.co.uk

Company no. 3398456. Registered in England and Wales as Paul Butler Associates Ltd

- Equipment Visuals document.
- HVC Louvre System brochure – Series HPL80.

Full discharge of condition 4 is sought.

Condition 5 – Partitions

The condition states:

‘Prior to the installation of any partitions, a detailed method statement and specification (including fixing details) shall be submitted and approved in writing by the City Council, as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.’

Please refer to the following enclosed plans:

- Proposed Ground Floor Partitions Types (Ref: AL030 Rev A)
- Proposed Basement Floor Wall Type Plan (Ref: AL029)
- Proposed Ground Floor Partition Details Typical Partition A (None Fire Rated) (Ref: AD04 Rev A)
- Proposed Ground Floor Partition Details Typical Partition A (None Fire Rated) (Ref: AD05)
- Proposed Ground Floor Partition Details Typical Partition B (None Fire Rated) (Ref: AD06 Rev A)
- Proposed Ground Floor Partition Details Typical Partition C (None Fire Rated) (Ref: AD07 Rev A)
- Proposed Ground Floor Partition Details Typical Partition D (None Fire Rated) (Ref: AD08 Rev A)
- Proposed Ground Floor Partition Details Typical Partition E (120 Minute Fire Rated) Section Details (Ref: AD09)
- Proposed Ground Floor Partition Details Typical Partition E (120 Minute Fire Rated) Plan Details (Ref: AD10 Rev A)

Please also refer to the enclosed Method Statement, specifically Sections 1.1 and 2.

Condition 6 – Tenant Fit Out Strategy

The condition states:

‘Prior to the first use of the floorspace subject to this application, a tenant fit out strategy shall be submitted and agreed in writing by the City Council, as Local Planning Authority. Details shall include internal finishes and decorations, including walls, floors and ceilings. The development shall only be implemented in accordance with the agreed details.’

Please refer to the following enclosed plans:

- Fit Out Details Skirting Details (Ref: AD30)
- Non Fire Rated Glazed Screen Details (Ref: AD31)
- Proposed basement Floor Floor/Wall and Structure Finishes Plan (Ref: AL150)
- Proposed basement Floor Ceiling Finishes Plan (Ref: AL151)
- Proposed Ground Floor Floor Finishes Plan (Ref: AL152)
- Proposed Ground Floor Wall and Structure Decorations Plan (Ref: AL153 Rev A)
- Proposed Ground Floor Reflected Ceiling And Decorations Plan (Ref: AL154)

Full discharge of Condition 6 is sought.

Condition 7 – Fire Protection Works

The condition states:

‘Prior to the commencement of works, details of fire protection works to the soffits (including method statement), shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The works shall then be carried out in accordance with the agreed details be completed within a time scale to be agreed in writing by the City Council, as Local Planning Authority.’

Please find enclosed the enclosed Minor Works Method Statement (Ref: FM) dated 14.2.24, along with the following plans submitted in support of the discharge of Condition 6:

- Proposed basement Floor Ceiling Finishes Plan (Ref: AL151)
- Proposed Ground Floor Wall and Structure Decorations Plan (Ref: AL153 Rev A)
- Proposed Ground Floor Reflected Ceiling And Decorations Plan (Ref: AL154)

Hydron Protective Coatings Ltd have proposed the following remedial works and paint specification:

- All existing coatings should be abraded to provide a key and then wiped clean to remove dust and contamination.
- Apply Nu-Flame W Steel Basecoat by brush to all areas to the recommended thickness.
- Apply Nu-Flame Steel Topcoat in the desired colour.
- On completion of the Nu-Flame coatings a Fire Certificate will be issued.

Full discharge of Condition 7 is sought.

Condition 8 – Internal Repair Materials

The condition states:

'The materials to be used on all internal repairs including repointing / repairs to the brick ceilings, shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The works shall only be implemented in accordance with the agreed details.'

Please refer to the enclosed Method Statement by Specialist UK Restorations (Ref: Q20_211) which was approved in relation to the upper floor. The same approach will be taken where necessary at ground and basement level.

Full discharge of Condition 8 is sought.

We trust that the submitted information is sufficient to enable the discharge of each Condition identified. Should any further information be required, please do not hesitate to get in touch.

Yours sincerely



Don Murphy MPLAN MRTPI
Director