

Michael Pearson

Planning
Manchester City Council
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2 February 2024

Submitted via Planning Portal (ref: PP-12776475)

Dear Michael

Application to Discharge Condition 3 Attached to 136865/FO/2023: Full Planning Permission for 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 detailed reserved by Condition 3 of planning permission 136865/FO/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:

'External works to the existing building 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 3

Condition 3 reads:

3) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) a programme for: providing details of all repair and cleaning works and methodologies; for inspection of samples of these works; a quality control management statement; and for implementation of these works.

(b) The agreed works shall implemented in accordance with the programme following sign off of samples;

(c) A schedule of and programme for the submission of samples of all internal and external materials;

(d) The material samples shall be submitted and approved in writing in accordance with the above programme.

Details were originally submitted to satisfy condition 3 as part of the discharge of conditions application ref: CDN/23/0706, and a site visit held on-site with Angela Leckie and Paul Mason from Manchester City Council ('MCC') to discuss samples on 5th December 2023. At the site-visit a number of the samples were verbally accepted by officers, however, there were some outstanding samples that necessitated a follow up visit. Application CDN/23/0706 was part-approved in January 2024 to allow the discharge of other planning conditions, however, details of samples were not approved given the need for additional information. The purpose of this new planning application is to provide officers with the outstanding material required by condition 3 to allow its approval.

This application is accompanied by a number of documents that fully address the requirements of this condition, as above. The documents are as follows:

- Neptune Mill - Updated Samples Schedule (prepared by Workspace)
- Neptune Mill - Design Inspection Programme (prepared by Workspace)

All updated samples will be available to view on site from w/c 12 February 2024 and I would welcome confirmation of a convenient date for officers to come and view these to allow the prompt discharge of condition 3.

Summary

The application submission documents detailed above have been submitted via the Planning Portal (PP-12776475). 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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