

22 November 2023



Planning Department
Manchester City Council
P O Box 532,
Manchester,
M60 2LA

Submitted via the Planning Portal (Ref: PP- PP-12624235)

Dear Sir/Madam,

Listed Building Consent for the Redevelopment of Neptune Mill, Chapeltown Street, Manchester – Discharge of Conditions 3 & 4

On behalf of our client, Capital & Centric (Rush) Ltd ("the Applicant"), please find enclosed an application for approval of details reserved by conditions 3 and 4 of planning permission ref. **136866/LO/2023** at Neptune Mill, Chapeltown Street, Manchester.

Listed building consent was granted by Manchester City Council on 18th August 2023 for the following 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 conditions 3 and 4 is set out below.

Condition 3

Condition 3 reads:

"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;*

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy."

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

- Quality Assurance Policy, prepared by Workspace Design & Build
- Construction Programme, prepared by Workspace Design & Build
- Cleaning and Repairs specific programme, prepared by Workspace Design & Build
- Quality Control / Management Statement, prepared by Workspace Design & Build
- Repair and Cleaning Schedule, dated 21.11.23 prepared by Workspace Design & Build

Condition 4

Condition 4 reads:

"Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed."

This application is supported by a package of 'perimeter scaffold and temporary roof system' plans, prepared by Bespoke Scaffold Design Ltd. which address the requirements of condition 4 in full.

Furthermore, to clarify, the scaffolding will be tied into mortar lines where possible. Where brick face needs to be tied into, the following typical methodology will be followed:

- Operative to be in attendance when scaffold structure is being dismantled.
- Once scaffold has been removed from substrate, operative will ensure voids are clear of all resultant dust and debris.
- Chosen restoration mortar will be mixed in accordance with manufacturer's instructions. Restoration mortar will be used to 'patch repair' the host masonry, forming original lines and levels.
- Operative will use hand tools to plug restoration mortar into the voids and strike off any excess mortar leaving a flush surface finish.
- Operative will take care not to leave any excess mortar on the surrounding masonry and will clean locally if required and move to the next work area.

The supporting material for this condition includes:

- Perimeter Scaffold and Temporary Roof System Plan Ref. 23-BSD-915-01-01.



- Perimeter Scaffold and Temporary Roof System Plan Ref. 23-BSD-915-01-02.
- Perimeter Scaffold and Temporary Roof System Plan Ref. 23-BSD-915-01-03.
- Specification of the Lithomex product
- Example of Restoration Mortars

Summary

The application submission documents detailed above have been submitted via the Planning Portal (PP-12624235). As this application is submitted to discharge conditions of a Listed Building Consent no fee applies.

I trust that the above and enclosed information will enable you to validate the submission as soon as possible and is sufficient to discharge conditions 3 and 4 pursuant to listed building consent 136866/LO/2023. If you have any queries or require any further details, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Danny Cremen'.

Danny Cremen

Planner

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For and on behalf of Avison Young (UK) Limited