AVISON YOUNG

11York Street
Manchester
M2 2AW

T: +44 (0)161 228 1001

avisonyoung.co.uk

Our Ref: 04C300199
Your Ref: PP-12609502

22 November 2023

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

Submitted via the Planning Portal (Ref: PP-12609502)

Dear Sir/Madam,

Full Planning Permission for the Redevelopment of Neptune Mill, Chapeltown Street, Manchester – Discharge of Conditions 5 & 10

On behalf of our client, Capital & Centric (Rush) ltd ("the Applicant"). please find enclosed an application for approval of details reserved by conditions 5 and 10 of planning permission ref. **136865/FO/2023** at Neptune Mill, Chapeltown Street, Manchester.

Full planning permission was granted by Manchester City Council on 18th August 2023 for the following 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 conditions 5 and 10 is set out below.

Condition 5

Condition 5 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.

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."

Avison Young (UK) Limited registered in England and Wales number 6382509.
Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS

AVISON YOUNG

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 5 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 will 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 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 mat
erial 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

Condition 10
Condition 10 reads:

"Prior to commencement of development final details of the landscaped areas as set out in Dwg 353 CD 9001 P4 and a programme for delivery shall be submitted and approved in writing by the City Council as Local Planning Authority.

The landscaping scheme shall then be implemented in accordance with the approved timescale.

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 the setting of the 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."

This application is accompanied by a number of documents and detailed plans which fully address the requirements of the condition as above. With regards to a programme of delivery for the

landscaping works, this is set out in the general construction programme. In addition, the scope and detail of the work is fully outlined in the submitted landscape plans. The supporting material, as referenced above includes:

- Landscape Design supporting document, prepared by Studio Egret West, Rev 00.
- Landscape General Arrangement, ref. 0453-SEW-ZZ-00-DR-L-000100 Rev 0
- Typical Paving Details, prepared by Studio Egret West, Ref. 0453-SEW-ZZ-00-DR-L-000200 Rev 00
- Typical Edging & Interface Details, prepared by Studio Egret West, Ref. 0453-SEW-ZZ-00-DR-L-000201, Rev. 00
- Typical Street Furniture Details, prepared by Studio Egret West, Ref. 0453-SEW-ZZ-00-DR-L-000202, Rev 00.
- Soft Landscape Details, prepared by Studio Egret West, Ref. 0453-SEW-ZZ-00-DR-L-000203, Rev 00.
- Construction Programme, prepared by Workspace Design & Build.

Summary

The application submission documents detailed above have been submitted via the Planning Portal (PP-12609502). The relevant planning application fee of £180 (including service charge) has been made on submission of the application.

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 5 and 10 pursuant to planning permission 136865/FO/2023. If you have any queries or require any further details, please do not hesitate to contact me.

Yours sincerely,



Danny Cremen
Planner
0161 956 4066
Danny.Cremen@avisonyoung.com
For and on behalf of Avison Young (UK) Limited