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Our Ref: 04C300199
Your Ref: PP-12507497

12 October 2023

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

Submitted via the Planning Portal (Ref: PP-12507497)

Dear Sir/Madam,

Full Planning Permission for the Redevelopment of Neptune Mill, Chapeltown Street, Manchester – Discharge of Conditions 3, 8 & 11

On behalf of our client, Capital & Centric (Rush) ltd ("the Applicant"). please find enclosed an application for approval of details reserved by conditions 3, 8 and 11 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 3, 8 and 11 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;

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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
- Quality Control / Management Statement, prepared by Workspace Design & Build
- Repair and Cleaning Schedule, prepared by Workspace Design & Build

Condition 8

Condition 8 reads:

"Prior to the commencement of development, a detailed construction management plan outlining working practices during development shall be submitted for approval in writing by the local planning authority in consultation with TFGM Metrolink, which should include;

**Display of an emergency contact number;*
**Details of Wheel Washing if appropriate;*
**Compound locations where relevant;*
**Location, removal and recycling of waste;*
**Routing strategy and swept path analysis;*
**Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works; and*
**Parking of construction vehicles and staff;*

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plan

Reason: To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

This application is accompanied by a Construction Management Plan (CMP), prepared by Workspace Design & Build. The CMP includes all required information as per the condition above.

Condition 11

Condition 11 reads:

a) Prior to the commencement of the development (excluding demolition), details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- *i) the measures proposed to recruit local people including apprenticeships*
- *ii) mechanisms for the implementation and delivery of the Local Benefit Proposal*
- *iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives*

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

This application is accompanied by a Local Benefit Proposal, prepared by Workspace Design & Build, which fully addresses the requirements of this condition.

Summary

The application submission documents detailed above have been submitted via the Planning Portal (PP-12507497). 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 3, 8 and 11 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,

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For and on behalf of Avison Young (UK) Limited

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