

Our Ref: 04C300199
Your Ref: PP-12092368

28th April 2023

Angela Leckie
Planning and Building Control
Manchester City Council
P O Box 532
Manchester
M60 2LA

Dear Angela,

FULL PLANNING AND LISTED BUILDING CONSENT FOR AN OFFICE-LED MIXED-USE DEVELOPMENT AT NEPTUNE MILL, CHAPELTOWN STREET, MANCHESTER.

On behalf of our client, Capital&Centric (Rush) Limited, I am pleased to submit a detailed planning application and listed building consent proposing the internal and external changes to Neptune Mill, Chapeltown Street, Manchester.

The description of development on the planning application forms is as follows:

"Full planning and listed building consent for internal and external works to the existing listed building for continued use within Use Class E (Commercial, Business and Service) at Neptune Mill, Chapeltown Street, Manchester."

The planning and listed building consent application is accompanied by a comprehensive suite of supporting documents and plans, the scope and extent of which has been prior agreed with Officers during pre-application discussions. A submission schedule is enclosed with this letter.

The application has been submitted via Planning Portal (ref: PP-12092368). A BACS payment of £266.20 (including the £32.20 Planning Portal service charge) has been made to Manchester City Council on submission of the planning application through Planning Portal, to cover the requisite application fee which has been calculated on the basis of a site area of 900 sqm.

Some of the application documents and plans were too big to upload via the planning portal and as such, will be sent to the Council via an email link.

I trust that the enclosed information will enable you to validate the submission as soon as possible. If you have any queries or require any further details, please do not hesitate to contact me.

Yours sincerely



Neil Lucas
Principal, Senior Director
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For and on behalf of Avison Young (UK) Limited

Planning Application Submission Schedule

Submission Schedule		
Document	Reference/ Date	Author
Administrative		
Application Forms	April 2023	Avison Young
Covering Letter	April 2023	Avison Young
Reports		
Supporting Planning Statement (including Statement of Consultation, Blue and Green Infrastructure Statement)	April 2023	Avison Young
Design and Access Statement	April 2023 353 PD 0002 (P2)	Jonathan Davidson Architects
Local Labour Agreement	April 2023	Avison Young
Heritage Statement	April 2023	Graeme Ives
Framework Consultation Management Plan	27.04.23 Rev C	Priestley Construction
Crime Impact Statement	2023/0139/CIS/01	GMP
Noise Impact Assessment	April 2023 P22-458-R01v2	Hepworth Acoustics
Ventilation, Extraction and Odour Statement	Ref: 353	Watt Energy and Consulting Engineers
Waste Management Strategy	April 2023 353 PD 0003 (P2)	Jonathan Davidson Architects
Architectural Specification	April 2023 353 CD 0000 (P2)	Jonathan Davidson Architects

Plan	Reference/ Date	Author
Location Plan	353-PD-0001	Jonathan Davidson Architects
General Arrangement		
Existing Site Plan	353 CD 0001 (P1)	Jonathan Davidson Architects
Existing Ground Floor Plan	353 CD 0002 (P1)	Jonathan Davidson Architects
Existing 1 st floor plan	353 CD 0003 (P1)	Jonathan Davidson Architects
Existing 2 nd floor plan	353 CD 0004 (P1)	Jonathan Davidson Architects
Existing 3 rd floor plan	353 CD 0005 (P1)	Jonathan Davidson Architects
Existing 4 th floor plan	353 CD 0006 (P1)	Jonathan Davidson Architects
Existing roof plan	353 CD 0007 (P1)	Jonathan Davidson Architects
Existing South Elevation	353 CD 0008 (P1)	Jonathan Davidson Architects
Existing North Elevation	353 CD 0009 (P1)	Jonathan Davidson Architects
Existing East & West Elevation	353 CD 0010 (P1)	Jonathan Davidson Architects
Existing Section AA	353 CD 0011 (P1)	Jonathan Davidson Architects
Existing Section BB	353 CD 0012 (P1)	Jonathan Davidson Architects
Existing Detail Section	353 CD 0013 (P1)	Jonathan Davidson Architects
Existing Fabric Details	353 CD 0014 (P1)	Jonathan Davidson Architects
Proposed site plan	353 CD 1001 (P2)	Jonathan Davidson Architects
Proposed Ground Floor Plan	353 CD 1002 (P2)	Jonathan Davidson Architects
Proposed 1 st Floor Plan	353 CD 1003 (P2)	Jonathan Davidson Architects
Proposed 2 nd Floor Plan	353 CD 1004 (P2)	Jonathan Davidson Architects
Proposed 3 rd Floor Plan	353 CD 1005 (P2)	Jonathan Davidson Architects
Proposed 4 th Floor Plan	353 CD 1006 (P2)	Jonathan Davidson Architects
Proposed Roof Plan	353 CD 1007 (P2)	Jonathan Davidson Architects
Proposed South Elevation	353 CD 1008 (P2)	Jonathan Davidson Architects
Proposed North Elevation	353 CD 1009 (P2)	Jonathan Davidson Architects

Proposed East & West Elevation	353 CD 1010 (P2)	Jonathan Davidson Architects
Proposed Section AA	353 CD 1011 (P2)	Jonathan Davidson Architects
Proposed Section BB	353 CD 1012 (P2)	Jonathan Davidson Architects
Proposed Detail Section	353 CD 1013 (P2)	Jonathan Davidson Architects
Proposed Fabric Details 1	353 CD 1014 (P2)	Jonathan Davidson Architects
Proposed Fabric Details 2	353 CD 1015 (P2)	Jonathan Davidson Architects
Fabric Alterations		
Strip Out & Alterations – Ground Floor Plan	353 CD 2001 (P3)	Jonathan Davidson Architects
Strip Out & Alterations – 1 st Floor	353 CD 2002 (P3)	Jonathan Davidson Architects
Strip Out & Alterations – 2 nd Floor	353 CD 2003 (P3)	Jonathan Davidson Architects
Strip Out & Alterations – 3 rd Floor	353 CD 2004 (P3)	Jonathan Davidson Architects
Strip Out & Alterations – 4 th Floor	353 CD 2005 (P3)	Jonathan Davidson Architects
Media Cleaning – Ground Floor	353 CD 2006 (P3)	Jonathan Davidson Architects
Media Cleaning – 1 st Floor	353 CD 2007 (P3)	Jonathan Davidson Architects
Media Cleaning – 2 nd Floor	353 CD 2008 (P3)	Jonathan Davidson Architects
Media Cleaning – 3 rd Floor	353 CD 2009 (P3)	Jonathan Davidson Architects
Media Cleaning – 4 th Floor	353 CD 2010 (P3)	Jonathan Davidson Architects
External Fabric – East Gable Offshoot	353 CD 2011 (P3)	Jonathan Davidson Architects
External Fabric - Roof	353 CD 2012 (P3)	Jonathan Davidson Architects
External Fabric – South Elevation	353 CD 2013 (P3)	Jonathan Davidson Architects
External Fabric – North Elevation	353 CD 2014 (P3)	Jonathan Davidson Architects
External Fabric – East & West Elevations	353 CD 2015 (P3)	Jonathan Davidson Architects
External Walls		
Ground Floor Plan	353 CD 2101 (P2)	Jonathan Davidson Architects
1 st Floor Plan	353 CD 2102 (P2)	Jonathan Davidson Architects
2 nd Floor Plan	353 CD 2103 (P2)	Jonathan Davidson Architects
3 rd Floor Plan	353 CD 2104 (P2)	Jonathan Davidson Architects
4 th Floor Plan	353 CD 2105 (P2)	Jonathan Davidson Architects
South Elevation	353 CD 2106 (P2)	Jonathan Davidson Architects
North Elevation	353 CD 2107 (P2)	Jonathan Davidson Architects
East & West Elevation	353 CD 2108 (P2)	Jonathan Davidson Architects
Internal Walls & Linings		
Ground Floor Plan	353 CD 2201 (P2)	Jonathan Davidson Architects
1 st Floor Plan	353 CD 2202 (P2)	Jonathan Davidson Architects
2 nd Floor Plan	353 CD 2203 (P2)	Jonathan Davidson Architects
3 rd Floor Plan	353 CD 2204 (P2)	Jonathan Davidson Architects
4 th Floor Plan	353 CD 2205 (P2)	Jonathan Davidson Architects
Roofing		
Roof Plan	353 CD 2701 (P2)	Jonathan Davidson Architects
Windows, Doors & Screens		
Door & Window Schedule	353 CD 3001 (P2)	Jonathan Davidson Architects
Aluminium Window Elevations – 1/2	353 CD 3002 (P2)	Jonathan Davidson Architects
Aluminium Window Elevations – 2/2	353 CD 3003 (P2)	Jonathan Davidson Architects
Aluminium Door Elevations – 1/2	353 CD 3004 (P2)	Jonathan Davidson Architects
Aluminium Door Elevations – 2/2	353 CD 3005 (P2)	Jonathan Davidson Architects
Ceilings		
Ground Floor Plan	353 CD 3501 (P2)	Jonathan Davidson Architects
1 st Floor Plan	353 CD 3502 (P2)	Jonathan Davidson Architects
2 nd Floor Plan	353 CD 3503 (P2)	Jonathan Davidson Architects
3 rd Floor Plan	353 CD 3504 (P2)	Jonathan Davidson Architects
4 th Floor Plan	353 CD 3505 (P2)	Jonathan Davidson Architects



External Works		
Proposed Site Plan	353 CD 9001 (P2)	Jonathan Davidson Architects