

**Planning**

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Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

70

Suffix

Property Name

Crusader Mill

Address Line 1

Chapeltown Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M1 2EW

Description of site location must be completed if postcode is not known:

Easting (x)

385139

Northing (y)

398022

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Conversion of former Crusader Works to create 126 apartments (Use Class C3) and associated elevational alterations; the erection of a 10 storey building containing 75 apartments (Class C3) following the demolition of Block 4; the creation of a new landscaped courtyard following the demolition of existing buildings within a shared yard space; and, the provision of 201 cycle parking spaces, lighting and other associated works

Reference number

113363/FO/2016

Date of decision (date must be pre-application submission)

01/10/2016

Please state the condition number(s) to which this application relates

Condition number(s)

CDN/17/0593, Discharge of conditions Phase 1 (Conversion of Mill Buildings), 10 (Materials), 16 (Suds Verification) attached to application ref no 113363/FO/2016

CDN/17/0594 Discharge of conditions Phase 1 (Conversion of Mill Buildings), 5 (Materials)

CDN/17/0636 Discharge of conditions Phase 1 (Conversion of Mill Buildings) 7 (d) (detailed design of timber gates)

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/11/2018

Has the development been completed?

☒ Yes

☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

01/10/2022

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

- 230220 crusader photoreport
- Artez - Crusader drainage photo report
- 210215 email from ExA
- ExA_1714_04_100 REV O
- ExA_1714_04_301
- CW-ARUP-ZZ-XX-DR-C-2401to 2409
- CW-ARUP-ZZ-XX-DR-C-7405 to 7406

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

23/09/2022

Details of the pre-application advice received

Prior to a site visit with case office and conservation officer on the 29th Sept 2022.

We see the principle purpose of the meeting to be signing off of the following items with the expectation that you will follow up the meeting with a scheduled of what we have viewed / agreed and any agreed snagging/ remediation to form your condition discharge application for conditions 5 (113363) and 7 (113364).

(a) Details of the repair and reinstatement of the existing cornices;

(b) Detailed schedule of repairs and specification for all of the repair works to the building to include the gate piers, chimney and all of the cast iron features on the building which should be retained and repaired and a method statement for those works;

(c) A detailed audit of all internal and external features of historic and industrial interest that and details of how these will be reused, refurbished or reinstated;

(d) A detailed design of the new timber gates;

(e) Interface of new stair cores / bridges within the courtyard with the existing building;

(f) Details of how retained staircases are to be dealt with and repaired;

(g) Details of window linings with the 'cloisters';

(h) Final details of the roof terraces including the balcony details;

(i) A detail for the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, door intercom from the main entrance to each apartment, communal tv/satellite connections and aerials CCTV cameras (and associated cabling and equipment) and internal mail boxes;

(j) Details including method statement of cleaning of (a) external elevations and (b) external;

(k) A schedule of removal of redundant signs and external fixtures and fittings and details and including method statements for repair work and making good to external elevations; and

(l) Details of the shadow gaps between existing and new building fabric;

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Leonora Aigbokhae

Date

20/02/2023