

20 October 2025

Lucy Harrison
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Planning Portal Ref: PP-14405856

Dear Lucy,

Talbot Mill, Ellesmere Street, Manchester, M15 4JY

Submission of details pursuant to Conditions 6b(i), 10, 11, 12, 13, 16, 17, 18, 20, 21, 22 and 33 of Planning Permission ref. 139434/JO/2024

On behalf of our client, Capital & Centric (Adored) Ltd (the “Applicant”), please find enclosed details pursuant to Conditions 6b(i), 10, 11, 12, 13, 16, 17, 18, 20, 21, 22 and 33 of Full Planning Permission ref. 139434/JO/2024 in relation to development at Talbot Mill, Ellesmere Street, Manchester, M15 4JY.

Application Context

Planning Permission was granted in 2017 for the redevelopment of Talbot Mill to primarily accommodate residential apartments at Talbot Mill, Ellesmere Street, Manchester, M15 4JY (ref. 117595/FO/2017). This application was subsequently amended via a Section 73 application, as such, we are seeking to discharge conditions against planning permission ref. 139434/JO/2024 with the associated description of development:

“Variation of conditions 2 (Specified Plans Condition), 8 (CEMP), 10 (Materials New Build) and 13 (SUDS) attached to application ref no 134193/JO/2022.”

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This submission seeks to fully discharge Conditions 6b(i), 12, 13, 16, 17, 18, 20, 21, 22 and 33 and partially discharge Conditions 10, 11 of Full Planning Permission ref. 139434/JO/2024. Information subject to this submission is set out in the remainder of this letter.

Condition 6(b)(i) – Ground Contamination

Condition 6(b)(i) of Planning Permission ref. **139434/JO/2024** states:

“Before the commencement of the main development works (ie those works not including enabling works), a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.”

This submission seeks full discharge Condition 6(b)(i) of Planning Permission ref. 139434/JO/2024 with the submission of a letter by Capital & Centric who undertook the Geo-Environmental Site Assessment which confirms there has been no change from the Geo-Environmental Site Assessment submitted with the application in 2019. For completeness the original report is also enclosed. The submission also includes a letter from CRUK which confirms there has been no change from the 2019 Geo-Environmental Site Assessment.

Condition 10 – New Build Materials and Condition 11 – Mill Materials

Conditions 10 and 11 of Planning Permission ref. **139434/JO/2024** state:

“Notwithstanding the details shown in the approved drawings, samples and specifications of all materials to be used on all external elevations of the new build development, which shall include jointing and fixing details, details of the drips to be used to prevent staining

and a strategy for quality control management, shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the Capital & Centric Talbot Mill New Build Planning Condition 10 Proposed Programme of Samples rev 02 dated 15.07.24. The development shall be carried out in accordance with the approved details.”

“Notwithstanding the details shown in the approved drawings, samples and specifications of all materials to be used on all external elevations of the mill development, which shall include jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management, shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the Capital & Centric Talbot Mill - Mills Planning Condition 10 Proposed Programme of Samples rev 02 dated 15.07.24. The development shall be carried out in accordance with the approved details.”

Following the meeting with MCC, on 6th March 2025, it was agreed the New Build and Mill development would use the following materials for the below key elements:

New Build	
Cladding	Natural Anodised aluminium
Oriels	Steel plate outer, to match cladding colour, inner to be agreed – applicant to provide additional information on anodised options (including consideration of colour and size of oriel to allow anodising)
Windows	PPC aluminium ‘Mid Grey’ finish to match Mill windows
Mills	
Cladding	Natural Anodised aluminium
Oriels	To be agreed – applicant to provide additional information on anodised options (including consideration of colour and size of oriel to allow anodising)
Windows	PPC aluminium ‘RAL 7021’ to match Mill windows

This submission seeks full discharge Condition 10 and 11 of Planning Permission ref. 139434/JO/2024 by providing a ‘Mill and New Build Sample Pack’ of the proposed building materials to be used for each element.

In support of this pack, additional drawings and photos have been submitted alongside this pack to further demonstrate the proposed materials.

Condition 12 all parts (a)(b)(c)(d)(e)(f)(g) – Public Realm

Condition 12 of Planning Permission ref. **139434/JO/2024** states:

- a. *“Details of the proposed hard landscaping materials.”*
- b. *“Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building”*
- c. *“Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;”*
- d. *“Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and brick, bird boxes and appropriate planting;”*
- e. *“Details of the proposed street furniture including seating, bins and lighting;”*
- f. *“Details of external steps and handrails;”*
- g. *“A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance;”*

This submission seeks full discharge Condition 12 of Planning Permission ref. 139434/JO/2024 by providing the following details:

Condition 12 Part	Submission Material
Part a	Drawing for HARD LANDSCAPE DETAILS (2237-EXA-ZZ-ZZ-DR-L-00600)
Part b	Drawing for KERB AND EDGING DETAILS (2237-EXA-ZZ-ZZ-DR-L-00601)
Part c	Drawing for Planting Plan (2237-EXA-ZZ-ZZ-DR-L-00200) and Planting Schedule (2237-EXA-ZZ-ZZ-DR-L-00201)

Part d	Drawing for Bird Box Locations (TM-MBA-MX-ZZ0DR-A-00-021)
Part e	Drawing for Furniture Details (2237-EXA-ZZ-ZZ-DR-L-00602), (2237-EXA-ZZ-ZZ-DR-L-00603), (2237-EXA-ZZ-ZZ-DR-L-00604), (2237-EXA-ZZ-ZZ-DR-L-00605) and (2237-EXA-ZZ-ZZ-DR-L-00606)
Part f	Drawing for LEVELS AND DRAINAGE PLAN (2237-EXA-ZZ-ZZ-DR-L-00300) and PODIUM SECTIONS (2237-EXA-ZZ-ZZ-DR-L-00500)
Part g	Drawing for Planting Plan (2237-EXA-ZZ-ZZ-DR-L-00200) and Planting Schedule (2237-EXA-ZZ-ZZ-DR-L-00201) and PODIUM SECTIONS (2237-EXA-ZZ-ZZ-DR-L-00500)

Condition 13 all parts (a)(b)(c)(d) – Drainage

Condition 13 of Planning Permission ref. **139434/JO/2024** states:

- a. A finalised drainage layout showing all components, outfalls, levels and connectivity;*
- b. An existing and proposed impermeable areas drawing to accompany all discharge rate calculations;*
- c. Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice;*
- d. Construction details of flow control and SuDS elements.*

This submission seeks full discharge Condition 13 of Planning Permission ref. 139434/JO/2024 by providing the following details:

Condition 13 Part	Submission Material
Part a	Surface Water Drainage Calculations (10531-WML-ZZ-XX-CA-C-9001 PO1)
Part b	

Part c	Proposed Drainage GA (10531-WML-ZZ-XX-DR-C-9001 CO8)
Part d	Drainage Details (10531-WML-ZZ-XX-DR-C-9002 CO3) United Utilities response Applicant response to comments from Manchester City Council LLFA

Condition 16 – Design Details - Ellesmere Street Pedestrian Entrance

Condition 16 of Planning Permission ref. **139434/JO/2024** states:

“Notwithstanding the details shown on the approved drawings, before main construction works commence, final details of the design of the primary pedestrian entrance on Ellesmere Street, including the proposed ramp and bridge link, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.”

This submission seeks full discharge Condition 16 of Planning Permission ref. 139434/JO/2024 by providing the following drawings:

- TM-MBA-M1-XX-DR-A-26-401
- TM-MBA-M1-XX-DR-A-26-403
- 2237-EXA-ZZ-ZZ-DR-L-00607 ZONE BENEATH ACCESS BRIDGE DETAILS
- 2237-EXA-ZZ-ZZ-DR-L-00608 ZONE BENEATH ACCESS BRIDGE DETAILS 2 (1)
- 10531-WML-MX-00-DR-S-4100, and;
- TM-MBA-M1-XX-DR-A-26-400

Condition 17 – Design Details – Ellesmere Street Pedestrian / Vehicular Entrance

Condition 17 of Planning Permission ref. **139434/JO/2024** states:

“Notwithstanding the details shown on the approved drawings, before main construction works commence, final details of the design of the pedestrian/vehicular entrance on Ellesmere Street (entrance to the ginnel), shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.”

Full discharge of this condition is sought. The pedestrian and vehicular access arrangements are to remain unchanged. The original cast iron arch will be cleaned and painted in RAL 7021, while the original wrought iron gates are to be refurbished, reused, and also painted in RAL 7021. Please refer to drawing reference TM-MBA-MX-XX-DR-A-00-200.

Condition 18 – Design Details – Windows – Mill Buildings and Timekeepers Lodge

Condition 18 of Planning Permission ref. **139434/JO/2024** states:

“Notwithstanding the details shown on the approved drawings, before main construction works commence, full details, including horizontal and vertical cross sections (scale 1:10 / 1:15 as appropriate), and details of materials, finish and colour, of all window types to be installed within the mill buildings and the Timekeeper's Lodge shall be submitted to and approved in writing by the City Council as local planning authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.”

Please refer to drawings 2023-09 Talbot Mill – NBS L10 and TM-MBA-CP-XX-DR-A-31-250 to fully discharge this condition.

Condition 20 – Design Details – Lightwells Ellesmere Street

Condition 20 of Planning Permission ref. **139434/JO/2024** states:

“Notwithstanding the details shown on the approved drawings, before main construction works commence, final details of the design of the lightwells on Ellesmere Street shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.”

Please refer to drawing: TM-MBAMX-00-DR-A-26-450 and TM-MBA-MX-XX-DR-A-00-200 to fully discharge this condition.

Condition 21 – Pontoon Details

Condition 21 of Planning Permission ref. **139434/JO/2024** states:

“Notwithstanding the details shown on the approved drawings, before main construction works commence, final details of the design of the pontoons on the canal arm shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.”

Following a process of design development, the applicant confirms that no pontoons are proposed as part of the permanent design or works. As such, it is requested that this Condition 21 be fully discharged as there are no design details.

To note, a temporary pontoon is currently in use to protect the canal by preventing any debris from falling into the water during demolition activities. This measure is solely for health, safety, and environmental protection purposes, and will be removed once works are complete.

Condition 22 – Infill Treatment – Between new build and adjacent building (Burton Place)

Condition 22 of Planning Permission ref. **139434/JO/2024** states:

“Notwithstanding the details shown on the approved drawings, prior to the commencement of development of the new-build, full details of the proposed infill treatment to the area of land between the new build and the adjacent building (Burton Place), including location, design, junctions, materials and finish, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved details.”

Please refer to drawings: TM-MBA-MX-CY-DR-A-23-653, TM-MBA-NB-XX-DR-A-21-555 and TM-MBA-NB-XX-DR-A-21-708 to fully discharge this condition.

Condition 33 – Material Details - for pavement and the line of the proposed building

Condition 33 of Planning Permission ref. **139434/JO/2024** states:

“Notwithstanding the details shown in the approved drawings and documents, details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building shall be submitted to and approved in writing by the City Council as the local planning authority. Any works approved shall be implemented in full within six months, or as otherwise agreed in writing by the local planning authority, of any part of the development first being occupied.”

Please refer to Site Plan and Landscaping Drawings: GENERAL ARRANGEMENT PLAN (2237-EXA-ZZ-ZZ-DR-L-00100), PLANTING PLAN (2237-EXA-ZZ-ZZ-DR-L-00200), PLANTING SCHEDULE (2237-EXA-ZZ-ZZ-DR-L-00201), HARD LANDSCAPE DETAILS (2237-EXA-ZZ-ZZ-DR-L-00600) and SOFT LANDSCAPE DETAILS (2237-EXA-ZZ-ZZ-DR-L-00700) to fully discharge this condition.

Submitted Plans and Information Summary

The following information is submitted to fully discharge Condition 6b(i):

- Signed letter from Capital & Centric which confirms there has been no change from the Geo-Environmental Site Assessment
- Original report Geo Environmental Site Assessment 2019
- Letter from CRUK confirmed that awaiting letter from Capital & Centric demonstrating the site was not in use since the March 2019 Geo-environmental site assessment was undertaken

The following information is submitted to partially discharge Condition 10 and 11:

- Mill and New Build Sample Pack
- Supporting drawings and photos of the proposed material finishes

The following information is submitted to fully discharge Condition 12:

- Drawing for HARD LANDSCAPE DETAILS (2237-EXA-ZZ-ZZ-DR-L-00600)
- Drawing for KERB AND EDGING DETAILS (2237-EXA-ZZ-ZZ-DR-L-00601)
- Drawing for Planting Plan (2237-EXA-ZZ-ZZ-DR-L-00200) and Planting Schedule (2237-EXA-ZZ-ZZ-DR-L-00201)
- Drawing for Bird Box Locations (TM-MBA-MX-ZZ0DR-A-00-021)
- Drawing for Furniture Details (2237-EXA-ZZ-ZZ-DR-L-00602), (2237-EXA-ZZ-ZZ-DR-L-00603), (2237-EXA-ZZ-ZZ-DR-L-00604), (2237-EXA-ZZ-ZZ-DR-L-00605) and (2237-EXA-ZZ-ZZ-DR-L-00606)
- Drawing for LEVELS AND DRAINAGE PLAN (2237-EXA-ZZ-ZZ-DR-L-00300) and 2237-EXA-ZZ-ZZ-DR-L-00500 PODIUM SECTIONS
- Drawing for Planting Plan (2237-EXA-ZZ-ZZ-DR-L-00200) and Planting Schedule (2237-EXA-ZZ-ZZ-DR-L-00602) and PODIUM SECTIONS (2237-EXA-ZZ-ZZ-DR-L-00500)

The following information is submitted to fully discharge Condition 13:

- Surface Water Drainage Calculations (10531-WML-ZZ-XX-CA-C-9001 PO1)
- Proposed Drainage GA (10531-WML-ZZ-XX-DR-C-9001 CO8)
- Drainage Details (10531-WML-ZZ-XX-DR-C-9002 CO3)
- United Utilities response
- Applicant response to comments from Manchester City Council LLFA

The following information is submitted to fully discharge Condition 16:

- TM-MBA-M1-XX-DR-A-26-401
- TM-MBA-M1-XX-DR-A-26-403
- 2237-EXA-ZZ-ZZ-DR-L-00607 ZONE BENEATH ACCESS BRIDGE DETAILS
- 2237-EXA-ZZ-ZZ-DR-L-00608 ZONE BENEATH ACCESS BRIDGE DETAILS 2 (1)
- 10531-WML-MX-00-DR-S-4100, and;
- TM-MBA-M1-XX-DR-A-26-400

The following information is submitted to fully discharge Condition 17:

- TM-MBA-MX-XX-DR-A-00-200

The following information is submitted to fully discharge Condition 18:

- 2023-09 Talbot Mill – NBS L10
- TM-MBA-CP-XX-DR-A-31-250

The following information is submitted to fully discharge Condition 20:

- TM-MBAMX-00-DR-A-26-450.

The following information is submitted to fully discharge Condition 22:

- TM-MBA-MX-CY-DR-A-23-653
- TM-MBA-NB-XX-DR-A-21-555
- TM-MBA-NB-XX-DR-A-21-708

The following information is submitted to fully discharge Condition 33:

- 2237-EXA-ZZ-ZZ-DR-L-00100 GENERAL ARRANGEMENT PLAN
- 2237-EXA-ZZ-ZZ-DR-L-00200 PLANTING PLAN
- 2237-EXA-ZZ-ZZ-DR-L-00201 PLANTING SCHEDULE
- 2237-EXA-ZZ-ZZ-DR-L-00600 HARD LANDSCAPE DETAILS
- 2237-EXA-ZZ-ZZ-DR-L-00700 SOFT LANDSCAPE DETAILS.

This application has been submitted via Planning Portal (ref. PP-14405856). The associated application fee will be paid online following submission.

I trust that the enclosed information is sufficient to allow Conditions 6b(i), 12, 13, 16, 17, 18, 20, 21, 22 and 33 of Planning Permission ref. 139434/JO/2024 to be fully discharged and Conditions 10, 11 to be partially discharged. In the event you have any comments or questions, please do not hesitate to contact Alex Welby (awelby@deloitte.co.uk / 07770 282 306).

Yours sincerely,



Deloitte LLP