

COMPLIANCE STATEMENT: DISCHARGE OF PLANNING CONDITION 3

Project: Neptune Mill, Chapeltown Street, Manchester, M1 2WQ

Application References: 140429/LO/2024

Document Reference: Tenant Fit-Out Guide (AshtonHale, Feb 2025)

Date: February 13, 2026

1. INTRODUCTION AND PURPOSE

1.1 Overview

This statement has been prepared on behalf of the Capital&Centric to support the formal discharge of Condition 3 regarding the fit-out of the upper floors at Neptune Mill. The development consists of a former 5-storey warehouse converted for Use Class E purposes (Commercial, Business, and Service).

1.2 Compliance Objective

Condition 3 requires that all schemes for the fit-out of the second, third, and fourth floors are submitted for approval to Manchester City Council and operate in accordance with the approved Tenant Fit-Out Guide. This report serves as the formal notification of conformity for works already undertaken.

1.3 Planning Context

It has been formally agreed with the Local Planning Authority that internal alterations undertaken by tenants can be achieved without further formal planning or listed building consent, provided they remain within the parameters of the AshtonHale Fit-Out Guide.

Planning permission and listed building consent has been previously approved by Manchester City Council, on 18 August 2023, for internal and external alterations to Neptune Mill to provide an enhanced workspace development, and the creation of a ground floor social hub space for business and commercial units.

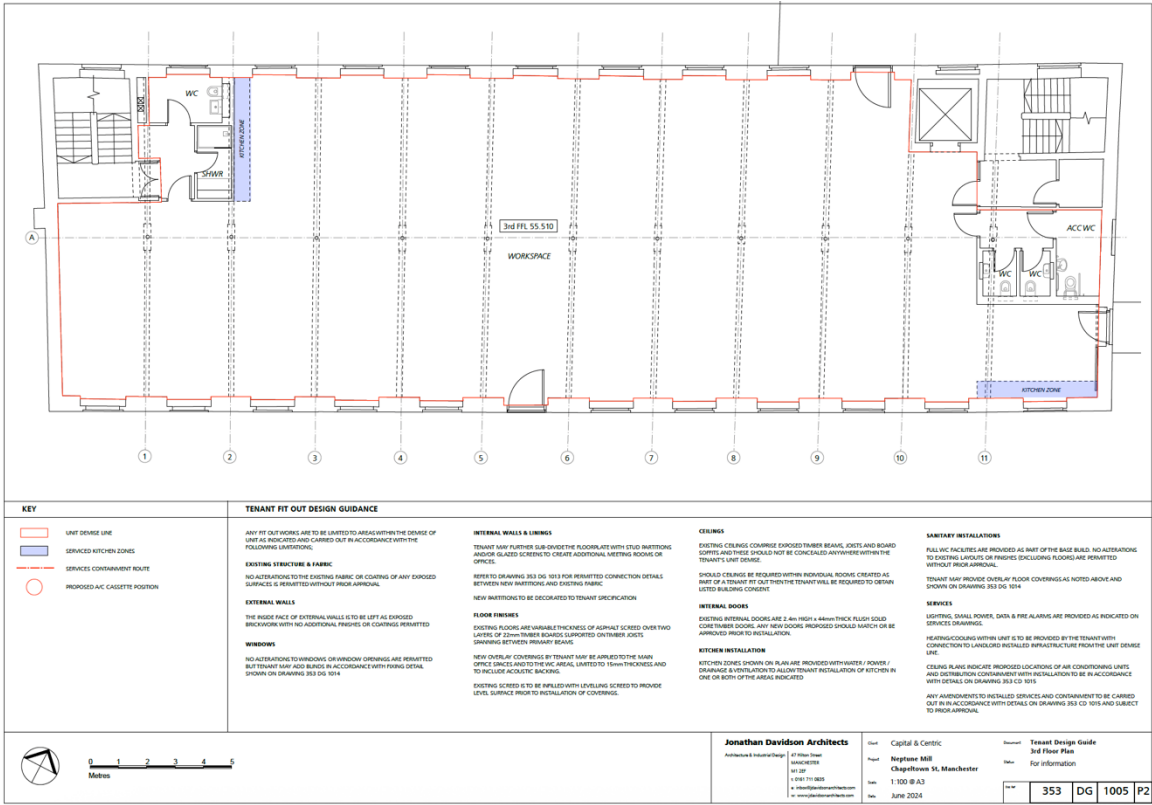
1.4 Architectural Features

The building is characterized by garden wall brickwork, simple brick arches to the windows, and stone sills. Internally, each storey is largely open-plan, featuring a single row of cast iron columns along the centre of each floor. The ceilings comprise exposed timber beams, joists, and board soffits.

1.5 Statutory Duty

The works described herein have been executed with special regard to the desirability of preserving the building's features of special architectural interest, in line with the Planning (Listed Buildings and Conservation Area) Act 1990.

2.0 2nd Floor – Compliance and audit of completed works



2.1 Kitchenette

A new kitchenette has been installed on the Second Floor within the designated 'Kitchen Zone' as identified in the base-build infrastructure plans. In strict accordance with the AshtonHale Tenant Fit-Out Guide, the installation was restricted to the area pre-provided with dedicated water, power, and drainage connections. No new penetrations were made through the historic floor structure or external masonry. Furthermore, the cabinetry and appliances are freestanding or fixed using non-invasive methods that preserve the original fabric, ensuring the installation is fully reversible and does not detract from the industrial character of the floorplate.



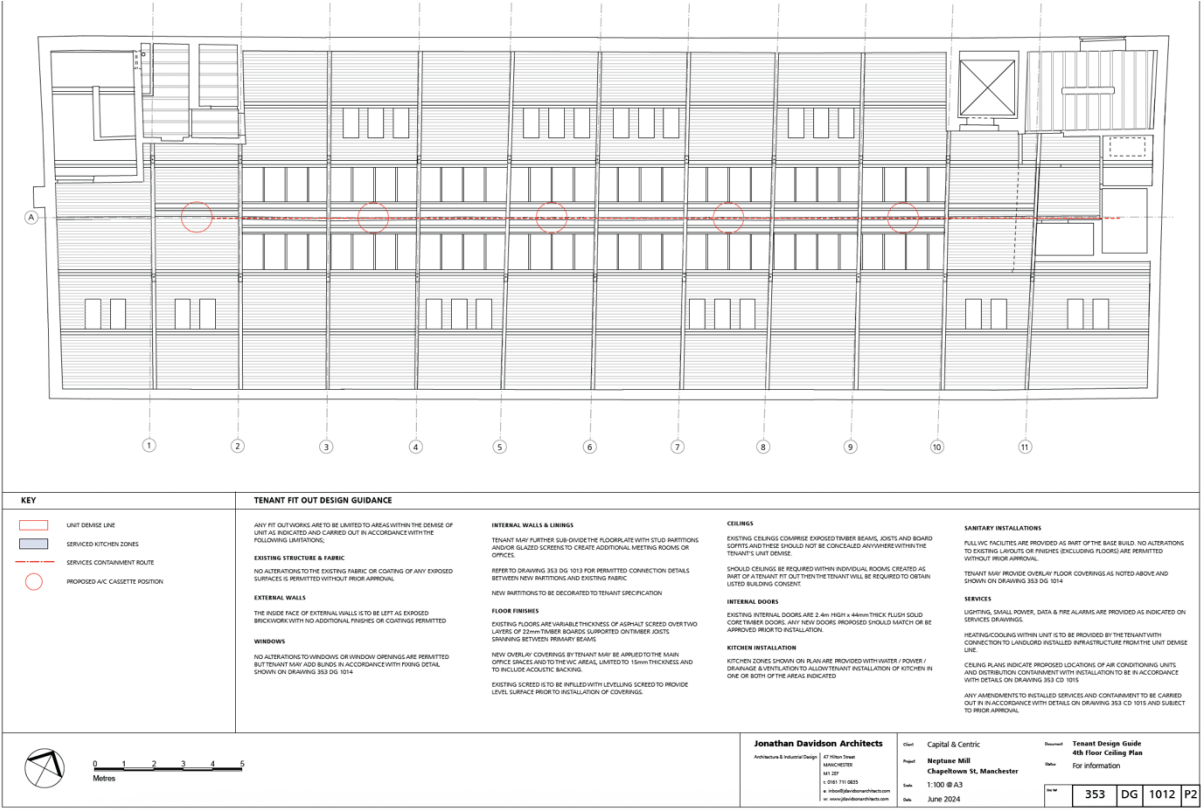
2.2 Meeting rooms

New professional meeting rooms have been installed on the Second Floor. In accordance with the AshtonHale Tenant Fit-Out Guide and the layout principles established for the upper floors, these rooms have been configured to ensure they do not exceed the floorplate subdivision limit. The partitions utilize a high-specification glazed system, which ensures that the central row of historic cast-iron columns remains visible and the sense of the original open-plan warehouse volume is preserved. As required by the Design Guide, these partitions are 'light-touch' interventions; they utilize the approved non-invasive connection details to the timber joists above and the floor below, ensuring the work is fully reversible and caused no permanent alteration to the Grade II curtilage-listed fabric.



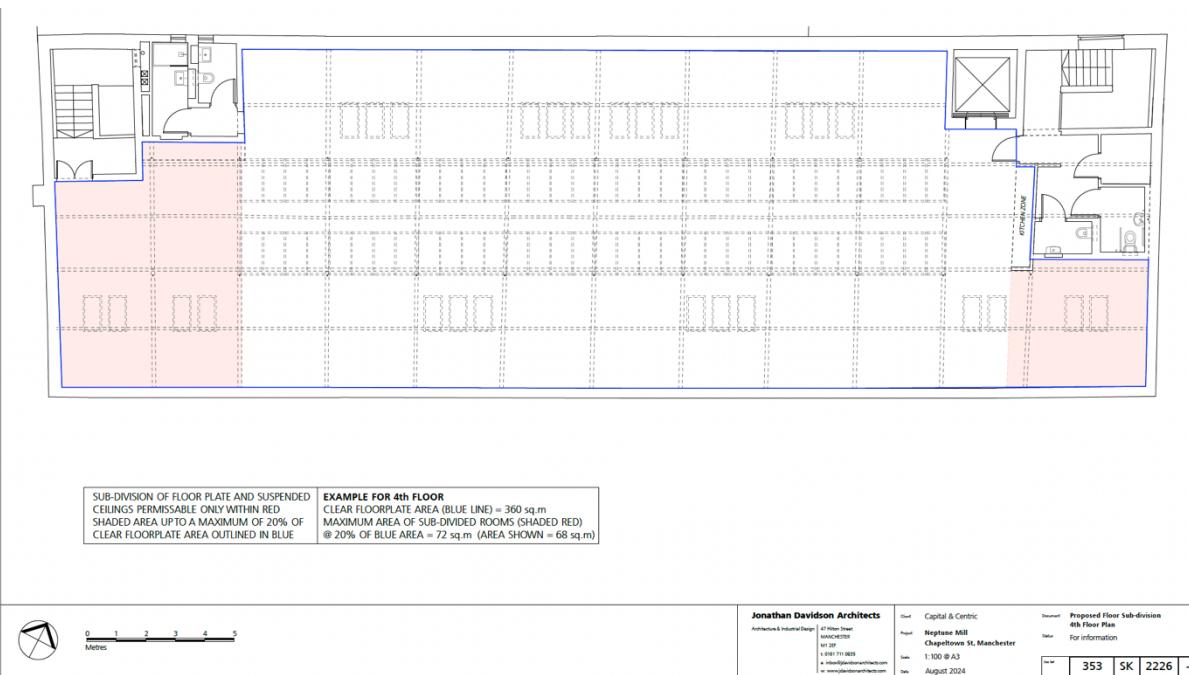
3.0 4th Floor – Compliance and audit of completed works

3.1 Cassettes



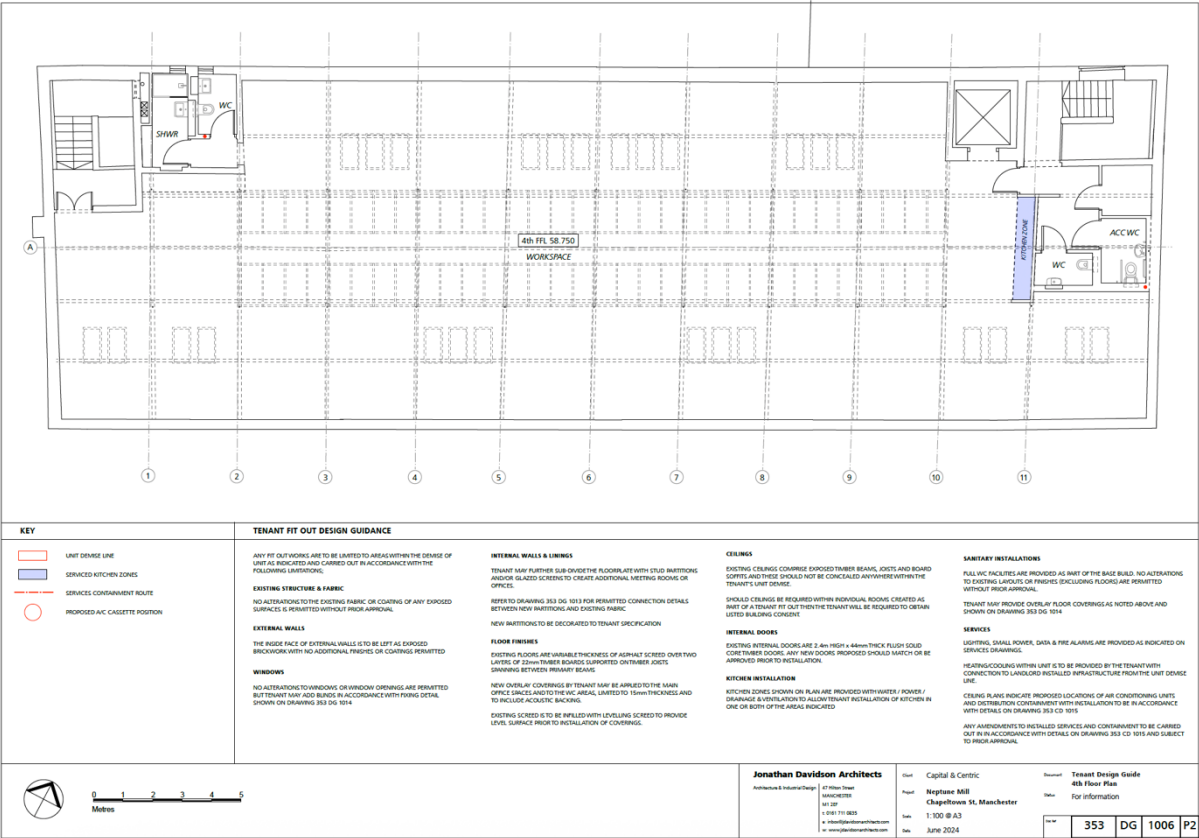
The original fit out of the five (5) air conditioning cassettes remains unaltered from the base build. These units have been installed as freestanding ceiling-mounted cassettes. All five units are positioned centrally within the structural bays to ensure that the primary timber beams and original board soffits remain the dominant visual feature. Services and distribution containment have been routed along the central spine of the building, following the approved details, thereby avoiding any unauthorised penetrations or alterations to the historic roof structure or external masonry.

3.2 Partition walls





New internal subdivisions have been installed at both the eastern and western ends of the Fourth Floor to create localized meeting rooms and private office suites. In strict accordance with the AshtonHale Tenant Fit-Out Guide, these partitions have been strategically located at the floorplate extremities to preserve the building's primary open-plan character and ensure the central row of cast-iron columns remains the unobstructed visual focal point. The total partitioned area remains below the 20% development threshold. To maintain the industrial aesthetic, all partitions incorporate high-performance glazing, ensuring full-width transparency across the mill. Furthermore, all connections to the original timber joists and flooring utilise the non-invasive, reversible fixing details specified in drawing 353 DG 2226, protecting the historic fabric from permanent damage.



3.3 Kitchenette

A new kitchenette has been installed on the Fourth Floor within the designated 'Kitchen Zone' as identified in the base-build infrastructure plans. In strict accordance with the AshtonHale Tenant Fit-Out Guide, the installation was restricted to the area pre-provided with dedicated water, power, and drainage connections. No new penetrations were made through the historic floor structure or external masonry. Furthermore, the cabinetry and appliances are freestanding or fixed using non-invasive methods that preserve the original fabric, ensuring the installation is fully reversible and does not detract from the industrial character of the floorplate.



4. CONCLUSION

This report demonstrates that the fit-out works for Floors 2, and 4 of Neptune Mill have been carried out in full compliance with the AshtonHale Tenant Fit-Out Guide (February 2025). The works do not go beyond the maximum extent permitted by the guide and ensure the preservation of the building's architectural significance