



Paul Butler Associates

Planning, Development & Heritage Consultants

18 January 2022

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Ljr/21.1590/rt01

FAO James Hughes

Dear Mrs Roscoe,

38 - 42 Mosley Street and 57 Spring Gardens, Manchester, M2 3AZ Submission of Application for Planning Permission and Listed Building Consent

On behalf of our client Bruntwood we are pleased to submit this application for Planning Permission and Listed Building Consent. The application is for 'Refurbishment, alterations and selective demolition to facilitate office and restaurant use, installation of mechanical plant on roof of 57 Spring Gardens'

The application principally relates to 38 - 42 Mosley Street which is currently vacant and was last used as a bank (use class E) by RBS in 2018. The application seeks listed building consent for the refurbishment, alterations and selective demolition to the building to enable reuse as office space on the upper floors and part of the basement, and restaurant use on part of the ground floor and basement. No change of use is associated with the proposals, with the existing and proposed uses falling within use class E.

Pre-application discussions have taken place with James Hughes and Paul Mason, whilst agreed soft-strip works have already been undertaken and involved the removal of modern fabric including partition walls, suspended ceilings and dated M+E equipment. The refurbishment proposals have been designed to celebrate and be sensitive to the heritage significance of the building, and involve the repair and reinstatement of historic features / fabric that have been uncovered.

The proposals will provide high quality 'CAT A' fitout to the office space with a variety of formats provided to meet future occupier requirements. Amenities for office tenants will be provided within the basement including cycle storage, gym space and showers. The proposals for the restaurant use have been designed to allow for a variety of potential future occupiers, with an approach for ventilation/extraction being designed to cater for the most intensive type commercial kitchen / extraction requirements if necessary.

The application is supported by the following documents and drawings which together provide an understanding of the extent of works, the methodology and impact on the heritage significance of the building:

1. Covering Letter (Ljr/21.1590/rt01) prepared by Paul Butler Associates.

2. Completed Application Forms for Planning Permission and Listed Building Consent and Ownership Certificates.
3. Heritage Statement prepared by Paul Butler Associates (Heritage Context & Historical Development report prepared by BB Studio has also been submitted for reference).
4. M+E Details by Hilson Moran including:
 - a. Stage 2 (Concept Design) Report
 - b. Stage 2 (Concept Design) Drawings
 - c. Stage 2 (Concept Design) Appendices
5. Noise Impact Statement prepared by Hilson Moran.
6. Restoration Schedule prepared by AXI.
7. Drawings prepared by AXI:

DRAWING No	DRAWING TITLE	SCALE	SIZE
EXISTING DRAWINGS			
010	SITE BLOCK AND LOCATION PLAN AS EXISTING	VARIES	A1
B01	EXISTING BASEMENT PLAN	1:50	A1
000	EXISTING GROUND FLOOR PLAN	1:50	A1
001	EXISTING FIRST FLOOR PLAN	1:50	A1
002	EXISTING SECOND FLOOR PLAN	1:50	A1
003	EXISTING THRD FLOOR PLAN	1:50	A1
010	SITE BLOCK AND LOCATION PLAN	VARIES	A1
019	PROPOSED BWIC BASEMENT PLAN	1:50	A1
020	PROPOSED BWIC GROUND FLOOR PLAN	1:50	A1
021	PROPOSED BWIC FIRST FLOOR PLAN	1:50	A1
022	PROPOSED BWIC SECOND FLOOR PLAN	1:50	A1
023	PROPOSED BWIC THIRD FLOOR PLAN	1:50	A1
040	PROPOSED GROUND FLOOR HERITAGE PLAN	1:50	A1
041	PROPOSED FIRST FLOOR HERITAGE PLAN	1:50	A1
042	PROPOSED SECOND FLOOR HERITAGE PLAN	1:50	A1
043	PROPOSED THIRD FLOOR HERITAGE PLAN	1:50	A1
050	PROPOSED GROUND FLOOR RCP HERITAGE PLAN	1:50	A1
051	PROPOSED FIRST FLOOR RCP HERITAGE PLAN	1:50	A1
052	PROPOSED SECOND FLOOR RCP HERITAGE PLAN	1:50	A1
053	PROPOSED THIRD FLOOR RCP HERITAGE PLAN	1:50	A1
060	PROPOSED GROUND FLOOR HERITAGE PHOTOGRAPHIC PLAN	1:50	A1
061	PROPOSED FIRST FLOOR HERITAGE PHOTOGRAPHIC PLAN	1:50	A1
062	PROPOSED SECOND FLOOR HERITAGE PHOTOGRAPHIC PLAN	1:50	A1

063	PROPOSED THIRD FLOOR HERITAGE PHOTOGRAPHIC PLAN PROPOSED DRAWINGS	1:50	A1
099	PROPOSED BASEMENT PLAN	1:50	A1
100	PROPOSED GROUND FLOOR PLAN	1:50	A1
101	PROPOSED FIRST FLOOR PLAN	1:50	A1
102	PROPOSED SECOND FLOOR PLAN	1:50	A1
103	PROPOSED THIRD FLOOR PLAN	1:50	A1
200	PROPOSED HERITAGE REFURBISHMENT DETAILS	VARIES	A1
299	PROPOSED BASEMENT REFLECTIVE CEILING PLAN	1:50	A1
300	PROPOSED GROUND FLOOR REFLECTIVE CEILING PLAN	1:50	A1
301	PROPOSED FIRST FLOOR REFLECTIVE CEILING PLAN	1:50	A1
302	PROPOSED SECOND FLOOR REFLECTIVE CEILING PLAN	1:50	A1
303	PROPOSED THIRD FLOOR REFLECTIVE CEILING PLAN	1:50	A1
500	PROPOSED GROUND FLOOR ENTRANCE DETAIL	VARIES	A1

The application fee of £234 has been paid via the Planning Portal on submission of the application.

We trust that this information is sufficient to enable the positive determination of this application and we look forward to working with you in progressing it through to determination.

Yours sincerely



Ralph Taylor BSc MPLAN MRTPI
Principal Planner