



Planning

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Manchester M60 2LA

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

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.

1. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country	England
Postcode	W1F 9DP
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Miss
First name	Caroline
Surname	Lord
Company name	Planit-ie
Address line 1	2 Back Grafton Street
Address line 2	
Address line 3	
Town/city	Altrincham
Country	England
Postcode	WA14 1DY
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s).

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Refurbishment of the office courtyard at the centre of the Tootal Buildings complex in central Manchester.

The proposals include new lighting, paving, planting, ornamental trees and planting.

All historic features will remain intact and protected throughout the works. Part of the proposals involve the non abrasive/steam cleaning of the 1910 extension to the Grade II* listed Tootal Building and like for like painting of the soffit to this area as the current paintwork is peeling away.

Has the development or work already been started without consent?

☐ Yes ☒ No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

5. Listed Building Grading

- ☐ Don't know
- ☐ Grade I
- ☒ Grade II*
- ☐ Grade II

Is it an ecclesiastical building? ☐ Don't know ☐ Yes ☒ No

6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building? ☐ Yes ☒ No

7. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building? ☐ Yes ☒ No

8. Listed Building Alterations

Do the proposed works include alterations to a listed building? ☐ Yes ☒ No

9. Materials

Does the proposed development require any materials to be used? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
Boundary treatments (e.g. fences, walls)	Some of the windows within the loading bay area are over-covered with metal and timber hoarding. The majority of these conceal views into the basement, offering a degree of security.	The proposals seek to retain the hoarding in-situ but make better use of them by introducing artwork which take cues from the Tootal Ties diamond symbol.
Vehicle access and hard standing	Historic cobbles to loading bay and circa. ten year old sawn edge silver grey granite in mixed lengths and condition to the main courtyard.	Historic cobbles proposed to be cleaned via non-abrasive methods and modern granite proposed to be lifted and the shorter lengths tumbles and re-laid alongside buff Portuguese granite in the same sizes so as to warm the space.
Lighting	Several circa. 3m tall bollard lights along with the metal water feature provide light to the main courtyard space. There are some unused/broken lighting fixtures to the historic loading bay area.	The unused/broken lights to the loading bay area are proposed to be removed and replaced via warm white LED lighting highlighting the gates, soffit and brick piers. To the central courtyard up lighters are proposed to the trees and LED strip lighting to the steps and base of planters. 6m high posts will hold catenary lighting to illuminate the raised garden area. Please refer to IBT's vision document and Planit-ie's design and access statement for more information.

Are you submitting additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

2688-ID-001-08-Tootal Coutyard Design and Access Statement
2688-PLA-XX-XX-DR-L-0001-Landscape GA
2688-PLA-XX-XX-DR-L-0002-Detail Landscape GA
2688-PLA-XX-XX-DR-L-0003-Site Location Plan
2688-PLA-XX-XX-DR-L-1000-Hardworks & Levels GA
2688-PLA-XX-XX-DR-L-2000-Softworks GA
2688-PLA-XX-XX-DR-L-4000-Furniture GA

9. Materials

2688-PLA-XX-XX-DR-L-4001-Lighting Intent GA
2688-PLA-XX-XX-DR-L-8000-Existing Site Plan
2688-PLA-XX-XX-DR-L-8001-Proposed Works Demolition Plan
2021.06.07. Tootal Buildings - Courtyard Works. Heritage Statement. SLHA.
Tootal - 4490-0001 Rev. D - Concept Visual
Trick 180 Mounting Detail

10. Site Area

What is the measurement of the site area?
(numeric characters only).

627.00

Unit

Sq. metres

11. Existing Use

Please describe the current use of the site

An office courtyard

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes ☒ No

12. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

13. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☐ Yes ☒ No

14. Foul Sewage

Please state how foul sewage is to be disposed of:

☐ Mains Sewer

☐ Septic Tank

☐ Package Treatment plant

☐ Cess Pit

☐ Other

☒ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

The existing drainage pipes are proposed to be used to connect new slot drains into. The area of landscape to be drained into the outlets remains as present, however there is likely to be less surface water runoff as the area of soft landscaping has increased. Please refer to drawing 2688-PLA-XX-XX-DR-L-1000-Hardworks & Levels GA for more information.

14. Foul Sewage

15. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☒ Main sewer

☐ Pond/lake

16. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

17. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

18. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

18. Waste Storage and Collection

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

19. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

☐ Yes ☒ No

21. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes ☒ No

22. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

23. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

24. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

25. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

26. 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

27. 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:

27. Pre-application Advice

Title	
First name	
Surname	
Reference	Manchester Heritage
Date (Must be pre-application submission)	
09/06/2021	

Details of the pre-application advice received

We were advised not to paint the windows of the Lee facade but to leave them as brown which has been accommodated and removed from our proposals. We discussed the wider proposals for the space and the historic loading bay area in particular. It was advised that it would be preferable that the window coverings to the space be removed if feasible, however we have since discovered that they have been partially blocked up internally, screen the basement and act as a security measure therefore our proposals seek to use them as a canvas for artwork inspired by Tootal ties, using heritage tones.

28. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

29. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant
☒ The agent

Title	Miss
First name	Caroline
Surname	Lord
Declaration date	07/07/2021

☒ Declaration made

30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the 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 opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	07/07/2021
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