



Planning

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Manchester M60 2LA

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

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	Former Bauer Millett site
Address line 1	Albion Street
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	
Description of site location must be completed if postcode is not known:	
Easting (x)	383580
Northing (y)	397629
Description	

Land bounded by the former Manchester Central Railway Station (now Manchester Central Conference Centre) to the north, Albion Street to the east, the rear service courtyard to Beetham Tower to the west, and Deansgate Castlefield tram stop and Deansgate Locks to the south.

2. Applicant Details

Title	
First name	
Surname	Ask Central Ltd
Company name	
Address line 1	Former Bauer Millett site
Address line 2	Albion Street
Address line 3	
Town/city	Manchester

2. Applicant Details

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

3. Agent Details

Title	Mr
First name	Niall
Surname	Alcock
Company name	Deloitte Real Estate
Address line 1	2 Hardman Street
Address line 2	
Address line 3	
Town/city	Manchester
Country	
Postcode	M3 3HF
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

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

Listed Building Consent for alterations to viaduct structure including insertion of columns and circulation cores, creation of shop fronts to Great Bridgewater Street, stair case to Great Bridgewater Street and alteration and removal of cast iron ribs to Great Bridgewater Street bridge in association with the erection of a 40 storey building to form 375 residential apartments (Use Class C3a) and the erection of a 14 storey building for form offices (Use Class B1) (31,756 sqm) together with ground floor commercial space (Use Class A1, A3 or A4) (1010 sqm) with associated enclosed service yard, public realm including car and cycle parking, landscaping and other associated works

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. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? ☒ Yes ☐ No

If Yes, please describe and include the planning application reference number(s), if known:

Please see cover letter.

8. Immunity from Listing

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

9. Listed Building Alterations

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

If Yes, do the proposed works include

- a) works to the interior of the building? ☒ Yes ☐ No
- b) works to the exterior of the building? ☒ Yes ☐ No
- c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☒ Yes ☐ No
- d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Please see cover letter, Design & Access Statement, Listed Building Structural Report, Drawings and Appendices.

10. 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, clicking 'Add' and filling in all the fields in the popup box.

To correct existing entries, use the 'Edit' link to open the popup box and ensure that all fields are completed.

External Walls	
Please provide a description of existing materials and finishes:	See Design & Access Statement
Please provide a description of proposed materials and finishes:	See Design & Access Statement

10. Materials

External Doors	
Please provide a description of existing materials and finishes:	See Design & Access Statement
Please provide a description of proposed materials and finishes:	See Design & Access Statement

Ceilings	
Please provide a description of existing materials and finishes:	See Design & Access Statement
Please provide a description of proposed materials and finishes:	See Design & Access Statement

Windows	
Please provide a description of existing materials and finishes:	See Design & Access Statement
Please provide a description of proposed materials and finishes:	See Design & Access Statement

Internal Doors	
Please provide a description of existing materials and finishes:	See Design & Access Statement
Please provide a description of proposed materials and finishes:	See Design & Access Statement

Boundary treatments (e.g. fences, walls)	
Please provide a description of existing materials and finishes:	See Design & Access Statement
Please provide a description of proposed materials and finishes:	See Design & Access Statement

Vehicle access and hard standing	
Please provide a description of existing materials and finishes:	See Design & Access Statement
Please provide a description of proposed materials and finishes:	See Design & Access Statement

Lighting	
Please provide a description of existing materials and finishes:	See Design & Access Statement
Please provide a description of proposed materials and finishes:	See Design & Access Statement

Internal Walls	
Please provide a description of existing materials and finishes:	See Design & Access Statement
Please provide a description of proposed materials and finishes:	See Design & Access Statement

Floors	
Please provide a description of existing materials and finishes:	See Design & Access Statement
Please provide a description of proposed materials and finishes:	See Design & Access Statement

10. Materials

Are you supplying additional information on submitted plan(s)/design and access statement:

☒ Yes ☐ No

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

Please Design & Access Statement

11. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

12. 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

13. 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

Surname

Reference

Date (Must be pre-application submission)

23/03/2020

Details of the pre-application advice received

Please see cover letter

14. 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?

15. Certificates

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

15. Certificates

Owner

1	
Name of Owner	
Number	15
Suffix	
House Name	
Address line 1	The Close
Address line 2	
Town/city	Norwich
Postcode	NR1 4DZ
Date notice served	05/05/2020

2	
Name of Owner	
Number	500
Suffix	
House Name	Station House
Address line 1	Elder Gate
Address line 2	
Town/city	Milton Keynes
Postcode	MK9 1BB
Date notice served	05/05/2020

3	
Name of Owner	
Number	20
Suffix	
House Name	
Address line 1	Wind Street
Address line 2	
Town/city	Swansea
Postcode	SA1 1DY
Date notice served	05/05/2020

15. Certificates

4	
Name of Owner	
Number	2
Suffix	
House Name	
Address line 1	Piccadilly Place
Address line 2	
Town/city	Manchester
Postcode	M1 3BG
Date notice served	05/05/2020

5	
Name of Owner	
Number	
Suffix	
House Name	Town Hall
Address line 1	
Address line 2	
Town/city	Manchester
Postcode	M60 2LA
Date notice served	05/05/2020

6	
Name of Owner	
Number	
Suffix	
House Name	
Address line 1	Borron Street
Address line 2	
Town/city	Stockport
Postcode	SK1 2JD
Date notice served	05/05/2020

15. Certificates

7	
Name of Owner	
Number	
Suffix	
House Name	G-Mex Centre
Address line 1	Windmill Street
Address line 2	
Town/city	Manchester
Postcode	M2 3GX
Date notice served	05/05/2020

8	
Name of Owner	
Number	20
Suffix	
House Name	
Address line 1	Churchill Place
Address line 2	
Town/city	London
Postcode	E14 5HJ
Date notice served	05/05/2020

9	
Name of Owner	
Number	19
Suffix	
House Name	
Address line 1	South Molton Lane
Address line 2	
Town/city	London
Postcode	W1K 5LE
Date notice served	05/05/2020

15. Certificates

10	
Name of Owner	
Number	
Suffix	
House Name	
Address line 1	Town Hall
Address line 2	Albert Square
Town/city	Manchester
Postcode	M60 2LA
Date notice served	05/05/2020

11	
Name of Owner	
Number	13
Suffix	
House Name	Alliance House
Address line 1	Enterprise Park
Address line 2	Clarence Avenue
Town/city	Manchester
Postcode	M17 1QS
Date notice served	05/05/2020

12	
Name of Owner	
Number	
Suffix	
House Name	Atlantic House
Address line 1	Holborn Viaduct
Address line 2	
Town/city	London
Postcode	EC1A 2FG
Date notice served	05/05/2020

15. Certificates

13	
Name of Owner	
Number	9
Suffix	
House Name	
Address line 1	Piccadilly Place
Address line 2	
Town/city	Manchester
Postcode	M1 3BG
Date notice served	05/05/2020

14	
Name of Owner	
Number	2
Suffix	
House Name	
Address line 1	Piccadilly Place
Address line 2	
Town/city	Manchester
Postcode	M1 3BG
Date notice served	05/05/2020

15	
Name of Owner	
Number	
Suffix	
House Name	
Address line 1	Windmill Street
Address line 2	
Town/city	Manchester
Postcode	M2 3GX
Date notice served	05/05/2020

15. Certificates

16	
Name of Owner	
Number	
Suffix	
House Name	Civic Centre
Address line 1	PO Box 33
Address line 2	West Street
Town/city	Oldham
Postcode	OL1 1UL
Date notice served	05/05/2020

17	
Name of Owner	
Number	
Suffix	
House Name	
Address line 1	Town Hall
Address line 2	
Town/city	Stockport
Postcode	SK1 3XE
Date notice served	05/05/2020

18	
Name of Owner	
Number	
Suffix	
House Name	
Address line 1	Town Hall
Address line 2	Library Street
Town/city	Wigan
Postcode	WN1 1YN
Date notice served	05/05/2020

Person role

- ☐ The applicant
- ☒ The agent

Title

Mr

15. Certificates

First name	Niall
Surname	Alcock
Declaration date (DD/MM/YYYY)	06/05/2020

☒ Declaration made

16. 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)	06/05/2020
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