MANCHESTER CITY COUNCIL
Planning
Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
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	10
Suffix	
Property name	
Address line 1	Market Street
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M1 1PT

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

Easting (x)	383866
Northing (y)	398507

Description

2. Applicant Details

Title	Mr
First name	Alex
Surname	Scott
Company name	Lush Retail Ltd
Address line 1	67-71 Beak Street
Address line 2	
Address line 3	
Town/city	London

2. Applicant Details

Country	United Kingdom
Postcode	W1F 9SW
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ◉ Yes ○ No

3. Agent Details

Title	Ms
First name	Agata
Surname	Kowalska
Company name	Hyphen
Address line 1	39
Address line 2	Moreland Street
Address line 3	
Town/city	London
Country	United Kingdom
Postcode	EC1V 8BB
Primary number	02079403170
Secondary number	
Fax number	
Email	akowalska@hyphen.archi

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):

- Replacement of shopfront and shopfront signage - in line with landlord's guidance
- New entrance ramp
- Internal fit out works, including new floor and wall finishes, replacement of existing plasterboard ceiling
- New openings in the slab to allow for new ductwork

Has the development or work already been started without planning permission? ○ 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

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).

6318_LUSH_MAN_100_P2_Existing Ground Floor Plan
6318_LUSH_MAN_109_P2_Existing Basement Plan
6318_LUSH_MAN_110_P2_Existing Ground RCP
6318_LUSH_MAN_119_P2_Existing Basement RCP
6318_LUSH_MAN_140_P2_Proposed Ground Floor GA Plan
6318_LUSH_MAN_149_P2_Proposed Basement GA Plan
6318_LUSH_MAN_150_P2_Proposed Ground Floor RCP
6318_LUSH_MAN_159_P2_Proposed Basement RCP
6318_LUSH_MAN_170_P2_Proposed Ground Floor Finishes Plan
6318_LUSH_MAN_179_P1_Proposed Basement Finishes Plan
6318_LUSH_MAN_180_P2_Proposed Ground Floor Electrical and Plumbing Plan
6318_LUSH_MAN_410_P1_Existing Section 1
6318_LUSH_MAN_411_P1_Existing Section 2
6318_LUSH_MAN_412_P1_Existing Section 3 & 4
6318_LUSH_MAN_510_P1_Proposed Section 1
6318_LUSH_MAN_511_P1_Proposed Section 2
6318_LUSH_MAN_512_P1_Proposed Section 3 & 4
6318_LUSH_MAN_610_P1_Proposed Furniture Section 1
6318_LUSH_MAN_611_P1_Proposed Furniture Section 2
6318_LUSH_MAN_612_P1_Proposed Furniture Section 3 & 4
6318_LUSH_MAN_910_P2_Existing Shopfront Elevation
6318_LUSH_MAN_911_P2_Existing Shopfront Plan and Sections
6318_LUSH_MAN_920_P2_Proposed Shopfront Elevation
6318_LUSH_MAN_921_P2_Proposed Shopfront Plan and Sections
6318_LUSH_MAN_930_P1_Proposed Hoarding Elevation, Plan and Section

9. Materials

Does the proposed development require any materials to be used in the build? ◉ Yes ○ No

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

Please add materials by using the dropdown, clicking 'add' and filling in all the entries in the popup box

9. Materials

Windows	
Please provide a description of existing materials and finishes:	Glass/ powder coated aluminium frame
Please provide a description of proposed materials and finishes:	Glass / aluminium frame with anodised bronze finish

External Doors	
Please provide a description of existing materials and finishes:	Glass / powder coated aluminium
Please provide a description of proposed materials and finishes:	Glass / aluminium with anodised bronze finish

Internal Walls	
Please provide a description of existing materials and finishes:	Plasterboard with paint finish
Please provide a description of proposed materials and finishes:	Plasterboard with new paint finish (colour varies - refer to finishes plan no.170) / new wall tiles - Mosa 16860 150mm square (white)

Floors	
Please provide a description of existing materials and finishes:	Grey vinyl floor tiles, existing door mat
Please provide a description of proposed materials and finishes:	New ceramic floor tiles - Mosa 223V 600mm square (dark moss grey) / Mosa 229RL 600mm square (dark warm grey), new low profile door mat (anthracite grey)

Ceilings	
Please provide a description of existing materials and finishes:	Plasterboard ceiling painted white
Please provide a description of proposed materials and finishes:	New plasterboard ceiling, painted RAL 7022 umbra grey

Lighting	
Please provide a description of existing materials and finishes:	Existing recessed downlights and track lighting to sales floor to be removed
Please provide a description of proposed materials and finishes:	New downlights, track lights and pendant lights to sales floor

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

6318_LUSH_MAN_140_P2_Proposed Ground Floor GA Plan
6318_LUSH_MAN_149_P2_Proposed Basement GA Plan
6318_LUSH_MAN_150_P2_Proposed Ground Floor RCP
6318_LUSH_MAN_159_P2_Proposed Basement RCP
6318_LUSH_MAN_170_P2_Proposed Ground Floor Finishes Plan
6318_LUSH_MAN_179_P1_Proposed Basement Finishes Plan

6318_LUSH_MAN_510_P1_Proposed Section 1
6318_LUSH_MAN_511_P1_Proposed Section 2
6318_LUSH_MAN_512_P1_Proposed Section 3 & 4
6318_LUSH_MAN_610_P1_Proposed Furniture Section 1
6318_LUSH_MAN_611_P1_Proposed Furniture Section 2
6318_LUSH_MAN_612_P1_Proposed Furniture Section 3 & 4

6318_LUSH_MAN_920_P2_Proposed Shopfront Elevation
6318_LUSH_MAN_921_P2_Proposed Shopfront Plan and Sections

10. Site Area

What is the measurement of the site area? (numeric characters only).: 61

Unit: sq.metres

11. Existing Use

Please describe the current use of the site

A1 - Retail

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

Is vehicle parking relevant to this proposal? ○ 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.

6318_LUSH_MAN_180_P2_Proposed Ground Floor Electrical and Plumbing Plan

15. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency 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.

15. Assessment of Flood Risk

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

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals. Having referred to the guidance notes, 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?

a) Protected and priority species (see guidance note):

○ 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 (see guidance note):

○ Yes, on the development site
○ Yes, on land adjacent to or near the proposed development
◉ No

c) Features of geological conservation importance (see guidance note):

○ 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

Have arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

19. Residential/Dwelling Units

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? ○ Yes ◉ No

21. Employment

Will the proposed development require the employment of any staff? ○ Yes ◉ No

22. Hours of Opening

Are Hours of Opening relevant to this proposal? ◉ Yes ○ No

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
A1 - Shops	Start Time: 10:00 End Time: 19:00	Start Time: 09:00 End Time: 19:00	Start Time: 11:00 End Time: 18:00	

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

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

Is any hazardous waste involved in the proposal? ○ 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? (Please select only one)

- ◉ 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

28. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member

28. Authority Employee/Member

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

Do any of these statements apply to you? ○ Yes ◉ No

29. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate B 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 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* and/or agricultural tenant of any part of the land or building to which this application relates.**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	The Prudential Assurance Company
Number	
Suffix	
House Name	
Address line 1	142 Holborn Bars
Address line 2	
Town/city	London
Postcode	EC1N 2NH
Date notice served (DD/MM/YYYY)	25/07/2018

Person role

○ The applicant
◉ The agent

Title	Ms
First name	Agata
Surname	Kowalska
Declaration date	25/07/2018

☑ 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)	25/07/2018