MANCHESTER CITY COUNCIL
Planning
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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	
Suffix	
Property name	New Little Mill
Address line 1	Jersey Street, Ancoats
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M4 6JG

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

Easting (x)	385148
Northing (y)	398738

Description

2. Applicant Details

Title	
First name	
Surname	C/O Agent
Company name	Manchester Life Development Company
Address line 1	C/O Agent
Address line 2	
Address line 3	
Town/city	

2. Applicant Details

Country	
Postcode	
Primary number	
Secondary number	
Fax number	
Email address	

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

3. Agent Details

Title	
First name	PRP
Surname	Manchester
Company name	PRP Architects
Address line 1	Croxley House
Address line 2	14 Lloyd Street
Address line 3	
Town/city	Manchester
Country	United Kingdom
Postcode	M2 5ND
Primary number	01612428902
Secondary number	
Fax number	
Email	j.ali@prp-co.uk

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.

The planning and listed building consent for the conversion of the existing mill building to form 68 residential apartments (C3a) together with a two storey roof top extension, hard landscaping, elevational alterations (including re-instatement of windows and creation of window openings following demolition of three storey block and removal of steps to Jersey Street) together with the creation of car parking, associated vehicular and pedestrian access off Radium Street, boundary treatment and other associated works was approved on 28th July 2017 (116300/FO/2017 & 116301/LO/2017).

We now submit this application for a 6m X 6m opening in the Radium Street elevation façade for construction access and the blocking up of 3 number windows in the Waulk Mill car park which have come to light are currently being used as a retaining structure for the car park.

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

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building ○ Yes ◉ No

b) Demolition of a building within the curtilage of the listed building ○ Yes ◉ No

c) Demolition of a part of the listed building ◉ Yes ○ No

If the answer to c) is Yes

What is the total volume of the listed building? Cubic metres	0
What is the volume of the part to be demolished? Cubic metres	0

What was the date (approximately) of the erection of the part to be removed?

Month	1
Year	1908

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

New Little Mill is an existing Grade II listed mill which has received planning permission and listed building consent (116300/FO/2017 & 116301/LO/2017) for its conversion into 68 residential apartments (C3a).

We are now applying for planning and listed building consent to make a 6m X 6m opening in the Radium Street facade. This opening will be temporary to allow for construction access. The area to be opened up is 34.186m², however due to existing large window openings, the amount of brickwork to be removed is 12.183m².

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

It is necessary to temporarily demolish this section of facade in order to delivery the consented scheme as access for machinery, plant and equipment is not possible via any of the existing access points.

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

8. Listed Building Alterations

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).

- Method statement (prepared by EWC)
- Archaeological statement (prepared by Salford Archaeology)
- Existing and proposed level 0 floor plan (prepared by PRP)
- Radium Street elevation locating the proposed opening (prepared by EWC)
- Radium Street elevation highlighting repairs already required to the façade (prepared by EWC)
- Proposed steel goal posts details (prepared by EWC)
- Proposed temporary propping details (prepared by EWC)
- Vehicle tracking showing vehicles unable to enter via 1960's extension (prepared by SHD)
- Prior email correspondence between EWC and Jen Atkinson and Paul Mason (02/08/18)

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 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:	The existing Radium Street elevation comprises of Accrington bricks with window openings that have been bricked up. The existing Redhill elevation (also termed Waulk Mill elevation) comprises of Accrington bricks with window openings that have been bricked up.
Please provide a description of proposed materials and finishes:	Following the temporary demolition of the 6m X 6m area of Radium Street elevation the facade will be rebuilt with the bricks that have been removed, with any defects in this area repaired. New windows will be installed as per the consented scheme (116300/FO/2017 & 116301/LO/2017). The blocking up of the windows on the Redhill/Waulk mill elevation will comprise salvaged bricks, like for like the existing brickwork. Where a louvre is installed (evident on the proposed plan and elevation submitted as supporting documentation), this will be PPC aluminium to match the adjacent louvres approved in the consented scheme (116300/FO/2017 & 116301/LO/2017)

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 refer to covering letter and drawings/reports attached.

10. Site Area

What is the measurement of the site area? (numeric characters only). 0.01

Unit hectares

11. Existing Use

Please describe the current use of the site

Currently vacant

Is the site currently vacant? (•) Yes ( ) No

If Yes, please describe the last use of the site

11. Existing Use

Warehouse/light industrial use

When did this use end (if known)? DD/MM/YYYY: 01/01/1990

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:

- [x] 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.

Please refer to 116300/FO/2017 & 116301/LO/2017 for consented application and drawings

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.

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

15. Assessment of Flood Risk

- [ ] Soakaway
- [x] 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

If Yes, please provide details:

Please refer to 116300/FO/2017 & 116301/LO/2017 for consented application and drawings

19. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

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

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:

N/A

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

If Other has been selected, please provide contact details:

Contact name:

Title	Mr
First name	Adam
Surname	Pickford
Telephone number	07583970514
Email address:	apickford@ericwright.co.uk

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):

27. Pre-application Advice

Officer name:

Title	
First name	Jennifer Atkinson and Paul Mason
Surname	
Reference	

Date (Must be pre-application submission)

Details of the pre-application advice received

Correspondence via phone/email with Eric Wright construction. PDF copies of relevant email correspondence has been included in the supporting documentation.

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 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	MCC Estates
Number	
Suffix	
House Name	
Address line 1	Town Hall
Address line 2	Albert Square
Town/city	Manchester
Postcode	M60/2LA
Date notice served (DD/MM/YYYY)	12/05/2017

29. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	MCC Highways
Number	
Suffix	
House Name	
Address line 1	Town Hall
Address line 2	Albert Square
Town/city	Manchester
Postcode	M60 2LA
Date notice served (DD/MM/YYYY)	12/05/2017

Name of Owner/Agricultural Tenant	Homes and Communities Agency
Number	
Suffix	
House Name	
Address line 1	Level 1A, City Tower
Address line 2	Piccadilly Plaza
Town/city	Manchester
Postcode	M1 4BT
Date notice served (DD/MM/YYYY)	12/05/2017

Name of Owner/Agricultural Tenant	Urban Splash
Number	
Suffix	
House Name	
Address line 1	Urban Splash Ltd. Timber Wharf
Address line 2	16-22 Worsley Street
Town/city	Manchester
Postcode	M15 4LD
Date notice served (DD/MM/YYYY)	12/05/2017

Person role

- ○ The applicant
- ◉ The agent

29. Ownership Certificates and Agricultural Land Declaration

Title	
First name	
Surname	PRP
Declaration date	08/10/2018

☑ 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)	08/10/2018