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	23
Suffix	
Property name	
Address line 1	New Mount Street
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M4 4DE

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

Easting (x)	384470
Northing (y)	399084

Description

2. Applicant Details

Title	
First name	
Surname	.
Company name	Homezzz Limited
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	Mr
First name	Chris
Surname	Sinton
Company name	CBRE
Address line 1	10th Floor
Address line 2	One St Peters Square
Address line 3	
Town/city	Manchester
Country	
Postcode	M2 3DE
Primary number	01612335448
Secondary number	
Fax number	
Email	chris.sinton@cbre.com

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):

Full Planning and Listed Building Consent sought for:

Change of use from offices (Use Class B1) (4,656 sqm) together with erection of a roof extension to block fronting Naples Street and glazed atrium to form 66 residential units (Use Class C3a) with associated elevational alterations.

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).

Please refer to the accompanying Planning Application Drawings, Design and Access Statement, Planning Statement and Heritage Statement/ Heritage Statement Addendum

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

External Walls	
Please provide a description of existing materials and finishes:	Please refer to the accompanying DAS
Please provide a description of proposed materials and finishes:	Please refer to the accompanying DAS

Roof covering	
Please provide a description of existing materials and finishes:	Please refer to the accompanying DAS
Please provide a description of proposed materials and finishes:	Please refer to the accompanying DAS

Windows	
Please provide a description of existing materials and finishes:	Please refer to the accompanying DAS

9. Materials

Windows	
Please provide a description of proposed materials and finishes:	Please refer to the accompanying DAS

External Doors	
Please provide a description of existing materials and finishes:	Please refer to the accompanying DAS
Please provide a description of proposed materials and finishes:	Please refer to the accompanying DAS

Internal Walls	
Please provide a description of existing materials and finishes:	Please refer to the accompanying DAS
Please provide a description of proposed materials and finishes:	Please refer to the accompanying DAS

Floors	
Please provide a description of existing materials and finishes:	Please refer to the accompanying DAS
Please provide a description of proposed materials and finishes:	Please refer to the accompanying DAS

Internal Doors	
Please provide a description of existing materials and finishes:	Please refer to the accompanying DAS
Please provide a description of proposed materials and finishes:	Please refer to the accompanying DAS

Rainwater goods	
Please provide a description of existing materials and finishes:	Please refer to the accompanying DAS
Please provide a description of proposed materials and finishes:	Please refer to the accompanying DAS

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 the accompanying DAS and covering letter

10. Site Area

What is the measurement of the site area? (numeric characters only). 0.15

Unit hectares

11. Existing Use

Please describe the current use of the site

Office (use class B1)

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.

11. Existing Use

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

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cycle spaces	0	66	66
Cars	0	2	2

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.

Please refer to the accompanying drainage strategy

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?

15. Assessment of Flood Risk

- [ ] Sustainable drainage system
- [ ] Existing water course
- [ ] 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

If Yes, please provide details:

Please refer to the accompanying waste proforma and planning statement

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

If Yes, please provide details:

Please refer to the accompanying waste proforma and planning statement

19. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units? ◉ Yes ○ No

19. Residential/Dwelling Units

Please select the proposed housing categories that are relevant to your proposal.

- [x] Market
- [ ] Social
- [ ] Intermediate
- [ ] Key Worker

Add 'Market' residential units

Market: Proposed Housing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Flats/Maisonettes	26	38	2	0	0	66
Total	26	38	2	0	0	66

Please select the existing housing categories that are relevant to your proposal.

- [ ] Market
- [ ] Social
- [ ] Intermediate
- [ ] Key Worker

Total proposed residential units	66
Total existing residential units	0

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

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B1 (a) - Office (other than A2)	4656	4656	0	-4656
Total	4656	4656	0	-4656

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

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:

23. Industrial or Commercial Processes and Machinery

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

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:

Title	
First name	Jennifer
Surname	Atkinson
Reference	

Date (Must be pre-application submission)

16/04/2018

Details of the pre-application advice received

Various discussions have taken place with Jennifer Atkinson, Principal Planner at MCC, since April 2018 regarding the proposed alterations to the consented scheme including amended unit mix and validation requirements.

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
(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	Naples Street Properties Limited
Number	
Suffix	
House Name	St Vincent House,
Address line 1	Normanby Road,
Address line 2	
Town/city	Scunthorpe
Postcode	DN15 8QT
Date notice served (DD/MM/YYYY)	02/08/2018

Person role

- ○ The applicant
- ◉ The agent

Title	Mr
First name	Chris
Surname	Sinton
Declaration date	02/08/2018

☑ 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)	02/08/2018