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. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Kevin	Surname:	Boylan
Company name:	Wittington Investments (Properties) Ltd				
Street address:	40-46, Princess Street				
				Telephone number:	
				Mobile number:	
Town/City:	MANCHESTER			Fax number:	
Country:				Email address:	
Postcode:	M1 6DE				

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title:		First Name:	Patricia	Surname:	Bessey
Company name:	EngineRoom				
Street address:	EngineRoom				
	2 Cardinal Street			Telephone number:	02081669099
				Mobile number:	07768980668
Town/City:	Ipswich			Fax number:	
Country:				Email address:	
Postcode:	IP1 1LG				patricia@engineroom.company

3. 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):

This application seeks both Planning Permission and Listed Building consent for the following changes and works to the building:
Re-opening of historic windows which have been previously blocked off.
Removal of existing entrance canopy, roller shutter and associated cladding.
Reconfiguration of main entrance staircase.
Feature Lightwell – to include new glazing, lightwell staircase and interconnecting access across the lightwell.
Extension of existing lightwell through to Ground floor level.
New lift core and overrun - 1 no. scenic glass lift within existing lightwell and additional internal lift.
New modern WC facilities throughout the Building.

3. Description of Proposed Works

Reconfiguration of floor plates to provide a variety of larger sized modern office suites.
Extension to rear of no.40 Princess Street at fourth floor level.
Modification to existing roof structure including new modern glass ‘lid enclosure’ to Lightwell.
Reconfiguring of external Plant.
Incorporation of new Service risers throughout the building.
Closure of Efes and Peking Court restaurant entrances and reinstatement of former window opening.
Provision of new cycle store to the part Basement area
Change of Use to Gym in the remainder of the Basement area

Has the development or work(s) already started? ○ Yes ◉ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 40 Suffix:
House name:
Street address: Princess Street
Town/City: MANCHESTER
Postcode: M1 6DE

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 384170
Northing: 397844

Description:

5. 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: Ms First name: Angela Surname: Leckie

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

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

Is a new or altered vehicle 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

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

7. 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 see plan ref. 1601008 - 700

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

Please see plan ref.1601008 - 700

8. Authority Employee/Member

With respect to the Authority, I am:

(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

9. Demolition

Does the proposal include total or partial demolition of a listed building? ( ) Yes (•) No

10. Listed building alterations

Do the proposed works include alterations to a listed building? (•) Yes ( ) No

If Yes, will there be works to the interior of the building? (•) Yes ( ) No

Will there be works to the exterior of the building? (•) Yes ( ) No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? (•) Yes ( ) No

Will there be 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, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Please refer to D&A/Heritage Statement for a full description of the proposed works

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? ( ) Don't know ( ) Grade I ( ) Grade II* (•) Grade II

Is it an ecclesiastical building? ( ) Don't know ( ) Yes (•) No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ( ) Yes (•) No

13. Vehicle Parking

No Vehicle Parking details were submitted for this application

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

Ceiling - description:

Description of *existing* materials and finishes:

Plasterboard and suspended ceiling grids

Description of *proposed* materials and finishes:

Plasterboard - refer to D&A for full description

External Doors - description:

Description of *existing* materials and finishes:

Existing timber doors throughout with exception of the main entrance which has a roller shutter as does the service area to Efe's.
Bangkok Bar has glazed entrance doors

Description of *proposed* materials and finishes:

Existing timber doors to be replaced to match existing throughout with exception of the main entrance which will have wrought metal gates.
Corner door to Harter street will be new glazed door for new Cafe.
Former Bangkok Bar glazed entrance doors to remain as glazed for the new Leisure facility

External Walls - description:

Description of *existing* materials and finishes:

Red brick in Flemish bond, sandstone dressings, slate roof
White glazed brick to Courtyard

Description of *proposed* materials and finishes:

Red brick in Flemish bond, sandstone dressings, slate roof
White glazed brick to Courtyard

Floors - description:

Description of *existing* materials and finishes:

Timber floors

Description of *proposed* materials and finishes:

Timber floors with raised floors to office areas and common parts

Internal Doors - description:

Description of *existing* materials and finishes:

Solid modern flush doors

Description of *proposed* materials and finishes:

Timber panel doors with vision panels

Internal Walls - description:

Description of *existing* materials and finishes:

Stud partition
Masonry walls

Description of *proposed* materials and finishes:

Stud partition
Masonry walls

Lighting - description:

Description of *existing* materials and finishes:

Existing - no external lighting

Description of *proposed* materials and finishes:

Proposed - Please refer to D&A for proposed external lighting

Rainwater goods - description:

Description of *existing* materials and finishes:

Cast iron

Description of *proposed* materials and finishes:

New Cast iron to match and connect to existing wherever possible

Roof covering - description:

14. Materials

Description of *existing* materials and finishes:

Slate

Description of *proposed* materials and finishes:

Slate
New flat roof to be single ply build up

Windows - description:

Description of *existing* materials and finishes:

Timber Windows to Princess and Harter Street elevations. Mix of timber/PVC to Lightwell.
Metal frames to Courtyard area

Description of *proposed* materials and finishes:

Timber windows to Princess and Harter Street elevations to be refurbished. Fullheight glazing system/aluminium to Lightwell
Metal frames to Courtyard area to match existing

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

See attached drawings issue sheet and D&A/Heritage Statement

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☑	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐	Other	☐

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 and state references for the plan(s)/drawing(s):

The property is already connected to the Main Sewers and therefore no changes are required

16. 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 an appropriate 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	☑ Main sewer	☐ Pond/lake
☐ Soakaway	☐ Existing watercourse	

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

( ) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

17. Biodiversity and Geological Conservation

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. Existing Use

Please describe the current use of the site:

Citibase Offices
Restaurants/Nightclubs

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

19. 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'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

21. Residential Units

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

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

21. Residential Units

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? (•) Yes ( ) No

Use Class/type of use	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)
A3 - Restaurants and cafes	973.5	973.5	0	-973.5
B1 (a) - Office (other than A2)	5,344.6	0	1,360.3	1,360.3
D2 - Assembly and leisure	0	0	929	929
Total	6,318.1	973.5	2,289.3	1,315.8

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

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

23. Employment

No Employment details were submitted for this application

24. Hours of Opening

No Hours of Opening details were submitted for this application

25. Site Area

What is the site area? 1,608.00 sq.metres

26. 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:

NA

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 clear what information it requires on its website.

27. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

A. Toxic substances	Amount held on site	
		Tonne(s)

B. Highly reactive/explosive substances	Amount held on site	
		Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)	Amount held on site	
		Tonne(s)

28. 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

29. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - 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 *(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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act)*.

29. Certificates (Certificate A)

Title: Miss | First name: Patricia | Surname: Bessey

Person role: AGENT | Declaration date: 24/04/2017 | ☑ 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 24/04/2017