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: oliver | Surname: thomas

Company name: OBI Property Ltd

Street address: 80
mosley street

Town/City: manchester
County:
Country: United Kingdom
Postcode: m23fx

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

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

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Oliver | Surname: Thomas

Company name: OBI Property Ltd

Street address: 80
mosley street

Town/City: Manchester
County: Greater Manchester (Met County)
Country:
Postcode: m2 3xf

	Country Code	National Number	Extension Number
Telephone number:		01612371717	
Mobile number:			
Fax number:			

Email address: othomas@obiproperty.co.uk

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):

Consent is required for a new glazed entrance door and new plant to an existing enclosed flat roof area. The internal refurbishment of the ground floor lobby and lift, stairs and office accommodation at 1st, 2nd, 4th, 5th and 6th floor levels to include new heating and cooling and lighting schemes.

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: 9 Suffix:

House name: Northern Assurance Building

Street address: Princess Street

Town/City: Manchester

County: Manchester

Postcode: M2 4DN

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

Easting: 383872

Northing: 398182

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: Mr First name: Paul Surname: Mason

Reference: N/A

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

Details of the pre-application advice received:

A pre-application meeting was held between OBI Property and Manchester Council's, Conservation Officer on 29 September 2015.

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

7. 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

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):

Design access statement
Heritage statement
Schedule of Photo's
Drawings;
OBI-10357-0.0 Existing Plan (NAB).pdf
OBI-10357-0.1A GA Plan (NAB).pdf
OBI-10357-0.2A Reflective Ceiling Plan (NAB).pdf
OBI-10357-0.3 Floor Finishes Plan (NAB).pdf
OBI-10357-0.4 Wall Finishes Plan (NAB).pdf
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OBI-10357-0.8 Stair Detail (NAB).pdf
OBI-10357-0.9 Existing Ceiling Plan (NAB).pdf
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OBI-10357-02.D0 Demolition Plan (NAB).pdf
OBI-10357-1.00 Existing Plan (NAB).pdf
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OBI-10357-R.1A Proposed Roof Plan (NAB).pdf
OBI-10357-SB.0 Site Boundary (NAB).pdf
OBI-10357-T.1 Typical Details (NAB).pdf

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

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
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

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

External doors - add description

Description of *existing* materials and finishes:

The main entrance has external solid timber doors leading to a secondary timber framed partially glazed door.

Description of *proposed* materials and finishes:

The original solid timber doors are to be permanently held open as a feature and a new glass lobby comprising a single swing glass door and fixed glass panels will be installed to create a full height and full width screen set within the marble archway. The door will be fitted with an access control and intercom system.

Ceilings - add description

Description of *existing* materials and finishes:

A combination of Modern plaster board ceilings, suspended ceilings laid in a grid system and timber battens with fibreboard tiles attached. All underdrawn to the existing ceiling finishes.

Description of *proposed* materials and finishes:

Where required replaced with new plaster board and MF type ceilings and bulkheads with an emulsion painted finish.

Internal walls - add description

Description of *existing* materials and finishes:

The perimeter walls are plastered with an emulsion paint finish throughout. Internally where existing wall remain they are masonry and where modern alterations have been made they are plaster board stud partitions.

Description of *proposed* materials and finishes:

The proposed alterations to the toilet accommodation on the 1st, 2nd 4th and 5th floors will require the partial demolition of internal masonry walls and new accommodation forming in stud partitioning comprising lightweight stud and plasterboard. Where a new doorway is being formed off the lobbies at 1st, 2nd and 4th floor levels this will see an existing doorway re-opened up. The existing walls will be made good with a new timber framed fire door fitted.

Floors - add description

Description of *existing* materials and finishes:

Existing carpet and laminated timber floor finishes in the ground floor lobby area. In-laid laminated timber flooring to the stair risers. Carpet to the lobby areas. Carpet tiles and broadloom to the office accommodation and vinyl and tiles to the toilet accommodation.

Description of *proposed* materials and finishes:

New entrance matting and timber flooring to the ground floor lobby. New timber insert to the stairs and lobbies. Install new timber flooring/ carpet tile finishes within the offices. New tile/ vinyl plank to installed within new toilet accommodation.

Internal doors - add description

Description of *existing* materials and finishes:

Fire rated timber framed doors with vision panels. Solid panel timber doors to other internal accommodation.

Description of *proposed* materials and finishes:

Fire rated timber/steel framed doors with vision panels. Solid panel timber doors to other internal accommodation.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

14. Materials (continued)

Lighting - add description

Description of *existing* materials and finishes:

Generally modern compact fluorescent linear fittings, recessed PL down lighters and surface mounted finishes. In the ground floor lobby there is a feature chandelier and throughout the common areas there are recessed LED spot lights.

Description of *proposed* materials and finishes:

New pendant/chandelier lighting, surface mounted fittings throughout the stair and landings. New suspended linear light fittings throughout the office accommodation. New surface mounted fittings to the toilet accommodation

Others - add description

Other: Plant Area

Description of *existing* materials and finishes:

Hot poured asphalt flat roof, enclosed by a brickwork parapet wall.

Description of *proposed* materials and finishes:

New steel grillage/deck installed to mount new AC units. New louvered screen installed above parapet height to reduce visual impact of new AC units. See acoustic survey prepared by Sandy Brown which determines that no acoustic screen or attenuation is required.

Are you supplying additional information on submitted drawings or plans? (•) Yes ( ) No

If Yes, please state plan(s)/drawing(s) references:

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OBI-10357-0.1A GA Plan (NAB).pdf
OBI-10357-0.2A Reflective Ceiling Plan (NAB).pdf
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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

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

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:

Ground floor retail and leisure use. 1st – 6th floors are office use.

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

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

23. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

24. Hours of Opening

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

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
A1							☒
A2							☒
A3							☒
A4							☒
A5							☒
B1A							☒
B1B							☒
B1C							☒
B2							☒
B8							☒
C1							☒
C2							☒
D1							☒
D2							☒
Other							☒

25. Site Area

What is the site area? 00.07 hectares

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:

Office Use

Is the proposal for a waste management development? ○ Yes ◉ No

27. Hazardous Substances

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

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 or building 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)*.

Title: Mr | First name: OLIVER | Surname: THOMAS

Person role: Agent | Declaration date: 18/02/2016 | ☒ 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 18/02/2016