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:	Chris	Surname:	Legh	

			Country Code	National Number	Extension Number
Company name	Beat Street MCR				
Street address:	The Mews	Telephone number:			
	Great Northern Warehouse				
	235 Deansgate	Mobile number:			
Town/City	Manchester				
County:	Greater Manchester	Fax number:			
Country:	United Kingdom	Email address:			
Postcode:	M3 4EN				

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Ralph	Surname:	Taylor	

			Country Code	National Number	Extension Number
Company name:	Paul Butler Associates				
Street address:	31 Blackfriars Road	Telephone number:		0161 835 3530	
		Mobile number:			
Town/City	Salford				
County:	Greater Manchester	Fax number:			
Country:	United Kingdom	Email address:			
Postcode:	M3 7AQ				

ralph@paulbutlerassociates.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):

Change of use of units D-H and L-O at Deansgate Mews from vacant office/storage space to mixed use restaurant/bar accomodation (sui generis use), the provision of covered outside seating areas including the erection of a single storey mezzanine structure and tiered seating for a maximum 5 year period, together with internal and external alterations to the units.

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: Suffix:

House name: Units D-H and L-O Deansgate Mews, Great Northern Warehouse

Street address: 235 Deansgate

Town/City: Manchester

County: Greater Manchester

Postcode: M3 4EN

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

Easting: 383501

Northing: 397789

Description:

The application site includes Units D-H and L-O Deansgate Mews and part of Deansgate Mews located adjacent to these units.

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: David Surname: Brettell

Reference: Pre-application meeting

Date (DD/MM/YYYY): 08/12/2015 (Must be pre-application submission)

Details of the pre-application advice received:

A pre-application meeting was held on site with David Brettell on 08/12/2015. During the meeting it was agreed that the principle of the proposed use was acceptable and the issues requiring consideration as part of a planning and listed building consent application were discussed. The advice received was to submit an application for planning permission and listed building consent, whilst there was also discussion on the information required to accompany an application.

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

If Yes, please provide details:

Please refer to Planning, Design and Access Statement which includes a Waste Management Strategy at Appendix 1. This confirms that the premises will have access to the existing waste facilities at the Great Northern Complex.

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

If Yes, please provide details:

Please refer to Planning, Design and Access Statement which includes a Waste Management Strategy at Appendix 1. This confirms that the premises will have access to the existing waste facilities at the Great Northern Complex. This facility includes a portable compactor for 1100L bins, a cardboard bailer producing 500KG wire tied bales, a glass tipper for 240L bins reducing the amount of collections, and specific food waste disposal. Onsite segregation of waste will take place to enable recycling at source to take place.

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 application covering letter (Ljr151012.rt01) which lists the drawings submitted as part of the application.

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	There is significant car parking available as part of the Great Northern Complex.		

14. Materials

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

External walls - add description

Description of *existing* materials and finishes:

Red brick with sandstone dressings.

Description of *proposed* materials and finishes:

As existing - no changes proposed.

Roof covering- add description

Description of *existing* materials and finishes:

Reclaimed grey slate roof.

Description of *proposed* materials and finishes:

As existing. Small area of slate to be removed to enable ventilation extract to be installed.

Chimney - add description

Description of *existing* materials and finishes:

Red brick and sandstone.

Description of *proposed* materials and finishes:

As existing - no changes proposed.

14. Materials (continued)

Windows - add description

Description of *existing* materials and finishes:

Full height glazed timber shopfronts and double glazed timber sash windows.

Description of *proposed* materials and finishes:

No changes to existing shopfronts or windows proposed. New full height glazed shopfront to units F&G and L-O to match those in units D & E and H.

External doors - add description

Description of *existing* materials and finishes:

Timber framed glazed doors.

Description of *proposed* materials and finishes:

No changes to existing doors proposed. New doors timber framed glazed doors to match existing proposed as part of the shopfront to units L-O.

Ceilings - add description

Description of *existing* materials and finishes:

Various

Description of *proposed* materials and finishes:

As existing.

Internal walls - add description

Description of *existing* materials and finishes:

Various

Description of *proposed* materials and finishes:

Areas of contemporary blockwork and stud partitions to be removed.

Floors - add description

Description of *existing* materials and finishes:

Various

Description of *proposed* materials and finishes:

The floors throughout where over boarded in plywood will remain as existing. Any other exposed areas of floorboard will be over boarded in 12mm plywood to protect the original floor below. This will be pin fixed to the floorboards to avoid damage to the original boards.

Internal doors - add description

Description of *existing* materials and finishes:

Various

Description of *proposed* materials and finishes:

Various

Boundary treatments - add description

Description of *existing* materials and finishes:

Not applicable.

Description of *proposed* materials and finishes:

Not applicable.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Buff coloured flags.

Description of *proposed* materials and finishes:

As existing - No changes proposed.

Lighting - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Others - add description

Other: Mezzanine seating structure

Description of *existing* materials and finishes:

Not applicable.

Description of *proposed* materials and finishes:

Scaffolding tube, scaffolding boards, mesh panels, artwork panels and corrugated metal and clear polycarbonate sheeting.

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

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

Please refer to application covering letter (Ljr151012.rt01) which lists the drawings submitted as part of the application.

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):

No changes to the existing drainage system are proposed.

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:

Units D-H and L-O Deansgate Mews are vacant office/storage accommodation.

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site:

Units D-E and H were last occupied as offices. Units F, G and L-O have not been occupied since the 1990s redevelopment of the Mews.

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

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

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)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking estabishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	722.0	722.0	722.0	0.0
	Total	722.0	722.0	722.0	0.0

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

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	22	28	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
Other							☒

25. Site Area

What is the site area? 00.14 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:

Kitchen extract will be installed as part of the proposed change of use. Please refer to the Ventilation Specification prepared by Swan Projects.

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 B)

Certificate Of Ownership - Certificate B
Certificates 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 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 *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* and/or agricultural tenant *("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990)* of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: Tobermory S.A.R.L. Number: Suffix: House name: Street: 15-17 Avenue, Gaston Diderich, Luxembourg, L-1420 Locality: Town: Postcode:	28/01/2016
Name: Number: Suffix: House name: Street: Locality: Town: Postcode:	
Name: Number: Suffix: House name: Street: Locality: Town: Postcode:	
Name: Number: Suffix: House name: Street: Locality: Town: Postcode:	
Name: Number: Suffix: House name: Street: Locality: Town: Postcode:	

Title: Mr First name: Ralph Surname: Taylor

Person role: Agent Declaration date: 28/01/2016 ☒ 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 28/01/2016