



Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Bus Depot

Address Line 1

Queens Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M8 8UT

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

Easting (x)

384597

Northing (y)

400502

Description

Applicant Details

Name/Company

Title

Mr

First name

Francis

Surname

Kyekye

Company Name

Transport for Greater Manchester (TFGM)

Address

Address line 1

Bus Depot Queens Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M8 8UT

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Internal alteration and refurbishment to the ground floor office block to create usable Office and reception space and improve the existing fabric. Including the reconfiguration of spaces, removal of modern partitions. Removal of surface fixed MEP services. Repair and updating of of existing building fabric. Insertion of new glazed partitions to form new reception and offices.

Has the development or work already been started without consent?

- ☐ Yes
- ☒ No

Listed Building Grading

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

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
- ☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☒ Yes
☐ No

If Yes, please describe and include the planning application reference number(s), if known

142912/LO/2025

Application by MOJO Architects

Listed building consent for internal refurbishment of office, canteen, toilet and shower facilities and the addition of an accessible toilet and female WC and shower facilities.

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

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).

Refer in particular to 2576-XX-00-DR-A-03100 - Demolition plan + 2576-XX-00-DR-A-02201- Proposed GA plan
also all drawings as drawing issue sheet and schedules provided. Refer to MEP drawings / report, Heritage Statement and DAS.

Materials

Does the proposed development require any materials to be used?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Ceilings

Existing materials and finishes:

Plastered finish and suspended ceiling to GF.03

Proposed materials and finishes:

Plaster repairs on a like for like basis unless stated. Suspended ceiling removed to expose original plaster ceiling.

Type:

Windows

Existing materials and finishes:

Existing painted timber windows

Proposed materials and finishes:

Windows to have layers of paint stripped back. Windows to be redecorated. Broken glass panes to be replaced. Blocked windows to be opened up.

Type:

Floors

Existing materials and finishes:

Existing vinyl floors on concrete substrate (according to planning record drawings)

Proposed materials and finishes:

New levelling screed to be applied to concrete. New vinyl and carpet floor finishes to be installed as per finishes drawing and schedule.

Type:

Internal walls

Existing materials and finishes:

Masonry and stud partition walls. Areas of gypsum plaster. Areas of lime based plaster. Glazed bricks to elevations - overpainted or plastered. Exposed brick walls with paint finish.

Proposed materials and finishes:

Plaster repairs throughout on a like for like basis. Where feasible lime based plaster to replace gypsum. Where required openings to be infilled with blockwork. Paint to be carefully removed from glazed brick. Paint to be carefully removed from exposed brick wall with a doth clean. Lime wash applied. Plastered walls to be painted

Type:

External walls

Existing materials and finishes:

Existing gypsum plastered masonry walls. Southern elevation has areas in poor condition and glazed brick can be seen behind.

Proposed materials and finishes:

External walls to southern elevation to have gypsum plaster stripped back and reveal glazed brick. Extent and condition to be confirmed following plaster removal.

Type:

Lighting

Existing materials and finishes:

Existing suspended lighting of modern appearance and extensive surface fixed wiring.

Proposed materials and finishes:

New suspended lighting proposed as per MEP drawings. Services stripped out and consolidated.

Type:

Internal doors

Existing materials and finishes:

Timber doors. Mix of top square vision panel painted doors. Modern timber effect laminate doors with full height vision panel.

Proposed materials and finishes:

New timber door sets with laminate finish with full height vision panels. Fire rated doors where required.

Type:

External doors

Existing materials and finishes:

Timber painted door.

Proposed materials and finishes:

Timber door retained and redecorated.

Type:

Other

Other (please specify):

Skirtings

Existing materials and finishes:

Mix of coved laminate skirtings. Timber square edge / pencil round painted skirtings. various heights and condition.

Proposed materials and finishes:

Existing skirtings to be carefully removed and where feasible stripped and reinstated. New timber pencil round skirting with painted finish.

Heights to suit existing / radiator fixings. All to be decorated. Refer to finishes schedule.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Design and Access statement.

Finishes schedule

Proposed finishes plan - 2576-XX-00-DR-A-43200

Window and door schedule + elevation types - 2576-XX-00-DR-A-06400 / 2576-XX-00-DR-A-01400

Proposed plans and internal elevations - Refer to drawing issue sheet

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes

☒ No

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?

☒ The agent

☐ The applicant

☐ Other person

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

16/04/2025

Details of the pre-application advice received

16/04/25 Teams meeting with Paul Mason and Des Jones outlining the proposed works.

30/04/25 Site visit with Paul Mason and Des Jones to review existing internal spaces which are included in the proposed refurbishment works.

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.

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?

☐ Yes

☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate A

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.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mrs

First Name

Sarah

Surname

Harrison

Declaration Date

06/08/2025

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, 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.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Sarah Harrison

Date

06/08/2025

