



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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

The Redstar Warehouse unit is located in a masonry arch in the North Eastern area of Manchester Piccadilly station's undercroft. Externally the area can be accessed via Sheffield Street and Boad Street, to the rear of the station. Internally the warehouse unit sits below the train shed and concourse level, and can be accessed by authorised personnel via securely accessed lift shafts and stairs.

Applicant Details

Name/Company

Title

Mr

First name

Thomas

Surname

Bray

Company Name

Transpennine Express

Address

Address line 1

Bridgewater House

Address line 2

60 Whitworth Street

Address line 3

Manchester

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M1 6LT

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Surname

Francis

Company Name

Strzala Architects

Address

Address line 1

3rd Floor

Address line 2

9 Stevenson Square

Address line 3

Northern Quarter

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M1 1DB

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

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

Due to an increase in catering capacity on Transpennine Express services, the proposed works seek to fit out a warehouse space within the undercroft of Piccadilly Station, providing improved storage facilities alongside the refurbishment of existing staff accommodation. The Redstar Warehouse is located among business units formed by concrete blockwork partitions installed in the undercroft during the late 20th Century and early 21st Century. In the warehouse, the scheme includes the installation of durable hygienic wall finishes to a height of 2400mm and new floor finishes, together with the introduction of storage facilities such as racking, chillers/freezers and a service trolley packing station. A mezzanine floor will also be constructed to accommodate a small two-person office. The staff facilities will be enhanced through the creation of a new partition wall incorporating internal windows to maintain line of sight between spaces, the installation of new wall and floor finishes, and the provision of upgraded desks, storage units and an insulated suspended ceiling. The existing kitchen will be replaced with a modern equivalent to suit the increasing capacity of the catering accommodation. There is no proposed demolition or alteration of architecturally significant features within the undercroft.

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

Within the undercroft of the station, a number of applications have been made previously. The exposed arches on Sheffield Street have been subject to applications for change of use into drinking and leisure establishments referenced: 112283/FO/2016, 134078/FO/2022, 136093/FO/2023, 095150/FU/2010/C2. Internally to the undercroft, works have been completed in creating business units and office facilities with concrete blockwork, however the only listed building applications available show works to install new CCTV (Referenced: 134170/LO/2022) and Wifi facilities (Referenced: 128860/LO/2020).

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).

The combined Heritage Statement and Design and Access Statement '3419 - HS01- Piccadilly Redstar Warehouse Design and Access Statement including Heritage Statement' details internal works to the warehouse space. There is no demolition to existing building fabric, only the addition of internal wall finishes, partitions and ceilings, these are detailed in the plan drawings and sections provided as a part of this application. The stripping out of internal wall finishes only pertains to contemporary features of staff accommodation including a small kitchenette, painted blockwork and other office related equipment. A mezzanine floor is proposed within the warehouse space, this is shown in the plans and sections provided with a GA of the mezzanine level on drawing '3419-LBC-102 Proposed Mezzanine Level Plan'.

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:

Floors

Existing materials and finishes:

The existing warehouse space has no floor finish with an exposed concrete floor. The packing area and staff kitchenette area have a light blue vinyl floor finish, and the small office has a dark grey carpet floor finish.

Proposed materials and finishes:

Proposed in the warehouse is a light blue non-slip vinyl floor finish. Proposed in the circulation and kitchenette area of the staff facilities is a light blue non-slip vinyl floor finish, while the proposed office spaces have a dark grey carpet floor finish.

Type:

Internal walls

Existing materials and finishes:

The existing warehouse space has no wall finish, with the exposed masonry of the undercroft structure and concrete blockwork partitions. The existing staff facilities have unfinished exposed masonry of the undercroft structure and concrete blockwork with a white paint finish and low level timber skirting painted white.

Proposed materials and finishes:

Proposed in the warehouse is a continuous hygienic wall cladding up to 2400mm from finished floor level, and a plasterboard with skim and white paint finish at mezzanine level. The staff facilities area feature a proposed metal stud partition wall with plasterboard finish. Proposed in the kitchenette and circulation areas is hygienic wall cladding, while the proposed office spaces are finished with plasterboard with a skim and white paint finish.

Type:

Ceilings

Existing materials and finishes:

All spaces have exposed masonry from the undercroft structure as their current ceiling finish.

Proposed materials and finishes:

The warehouse space will retain the existing exposed masonry from the undercroft structure. All other staff facility spaces will be finished with a plasterboard ceiling, with a skim and white paint finish. The offices will have a suspended ceiling structure whereas the circulation and kitchenette space ceiling will be fixed directly to a timber structure above.

Type:

Windows

Existing materials and finishes:

There are no existing windows.

Proposed materials and finishes:

Internal anthracite aluminium framed windows are proposed within the proposed partition wall to maintain line of sight between internal spaces.

Type:

Internal doors

Existing materials and finishes:

All existing doors are timber with timber frame and a paint finish of: blue, teal or white.

Proposed materials and finishes:

Proposed is one door in the new partition wall, with a white paint finish and contrasting grey paint finish to timber frame.

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

'3419-LBC-101 Proposed GA Plan' & '3419-LBC-102 Proposed Mezzanine Level Plan' for wall and floor finishes. '3419-LBC-107 Proposed Reflected Ceiling Plan' for ceiling finishes. The Design and Access Statement also provides information regarding the proposed works '3419 - HS01- Piccadilly Redstar Warehouse Design and Access Statement including Heritage Statement'.

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

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

If No, can you give appropriate notice to all the other owners?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

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) of any part of the land or building to which this application relates.

Owner

Name of Owner: ***** REDACTED *****
House name: Network Rail, Square One
Number:
Suffix:
Address line 1: 4 Travis Street
Address Line 2: Manchester
Town/City: Manchester
Postcode: M1 2NY
Date notice served (DD/MM/YYYY): 30/09/2025
Person Family Name:

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

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First Name

Surname

Francis

Declaration Date

30/09/2025

☒ 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

Samuel Jones

Date

30/09/2025