June 2025

Planning Department,
Manchester City Council
PO Box 532,
Manchester,
M60 2LA

Submitted on Planning Portal - Reference: **PP-13927710**

Dear Michael,

Redfern, NOMA – Planning and Listed Building Consent Application for the installation of a roof plant, alteration of 1.no external window to an access door, and internal fit out works within the retail unit at ground and lower ground floor level to include M&E services, central staircase, and secondary glazing.

Following recent discussions, on behalf of the Applicant, 'NOMA (GP) Ltd,' we hereby enclose a full planning and listed building consent application for the proposed 'white boxing' development at the Redfern Building, Redfern Street, Manchester, M4 4AH.

The description of development is:

> ***Planning and Listed Building Consent Application for the installation of a roof plant, alteration of 1.no external window to an access door, and internal fit out works within the retail unit at ground and lower ground floor level to include M&E services, central staircase, and secondary glazing.***

The Redfern Building covers an area of approximately 0.08ha and is located on Dantzic Street to the east, Mayes Street to the north and Sadler's Yard to the west. The Grade II Listed Holyoake House adjoins the building to the south. The Redfern building benefits from planning and listed building consent for the change of use and high-quality refurbishment of the building to A1 (shop) or A3 (restaurant and café) or A4 (Drinking Establishment) (Unit 1), A4 (Drinking Establishment) (Unit 2) and A1 (shop), A4 (Drinking Establishment), B1 (office and workshop), D1 (exhibition space) and D2 (assembly and leisure) (Sui Generis) use under reference **121290/FO/2018** and **121291/LO/2018**. These consents enabled the creation of new shopfronts to the Sadler's Yard and Mayes Street elevations, alongside the preliminary strip out of the lower ground and ground floor, including the removal of parts of the floor to create a double height atrium. Construction works commenced in mid-2019, with practical completion of the office element in spring 2020.

The proposed development is confined within the 483m^2 of floorspace across the lower ground and ground floor of Unit 1. The application seeks approval for interior fit-out works to the lower ground, and ground floor, including the provision of an internal staircase, ventilation, secondary glazing, and the replacement of one external window with a fully glazed aluminium door. The use of Unit 1 and hours of operation will remain as approved under **121290/FO/2018** and **126845/JO/2020** as A3 restaurant and café (0900 – 0100), and A4 drinking establishment (0700-0100).

The validation criteria and documentation has been agreed by Manchester City Council in July 2024. The application is accompanied by the following technical documents and drawings:

Documents

	Document	**Prepared By**
1	Full planning and listed building consent application form and certificates	ID Planning
2	Covering Letter	ID Planning
3	Heritage Impact Assessment and Planning Statement	ID Planning
4	Design and Access Statement – 7266-SRA-XX-XX-RP-A-00100	Sheppard Robson
5	Ventilation Strategy	Arup
6	Noise Impact Assessment	Arup

Plans

Prepared by Sheppard Robson

	Drawing Title	**Drawing No.**	**Date/ Revision**
1	Site Location Plan	7266-SRA-XX-XX-DR-A-00800	30/05/25_P01
2	Site Plan Existing	7266-SRA-XX-XX-DR-A-00801	30/05/25_P01
3	Site Plan Proposed	7266-SRA-XX-XX-DR-A-00802	30/05/25_P01
4	Lower Ground Floor Plan Existing	7266-SRA-XX-LG-DR-A-00811	30/05/25_P01
5	Ground Floor Plan Existing	7266-SRA-XX-00-DR-A-00812	30/05/25_P01
6	Roof Plan Existing	7266-SRA-XX-RF-DR-A-00818	30/05/25_P01
7	East Elevation Existing	7266-SRA-XX-XX-DR-A-00825	30/05/25_P01
8	North Elevation Existing	7266-SRA-XX-XX-DR-A-00826	30/05/25_P01
9	West Elevation Existing	7266-SRA-XX-XX-DR-A-00827	30/05/25_P01
10	Lightwell Elevation Existing	7266-SRA-XX-XX-DR-A-00828	30/05/25_P01
11	Section AA and BB Existing	7266-SRA-XX-XX-DR-A-00835	30/05/25_P01
12	Lower Ground Floor Plan Demolition	7266-SRA-XX-LG-DR-A-01811	30/05/25_P01

13	Ground Floor Plan Demolition	7266-SRA-XX-00-DR-A-01812	30/05/25_P01
14	Roof Plan Demolition	7266-SRA-XX-RF-DR-A-01818	30/05/25_P01
15	North Elevation Demolition	7266-SRA-XX-XX-DR-A-01826	30/05/25_P01
16	West Elevation Demolition	7266-SRA-XX-XX-DR-A-01827	30/05/25_P01
17	General Arrangement Lower Ground Floor Plan Proposed	7266-SRA-XX-LG-DR-A-20801	30/05/25_P01
18	General Arrangement Ground Floor Plan Proposed	7266-SRA-XX-00-DR-A-20802	30/05/25_P01
19	General Arrangement Roof Plan Proposed	7266-SRA-XX-RF-DR-A-20808	30/05/25_P01
20	East Elevation Proposed	7266-SRA-XX-XX-DR-A-20825	30/05/25_P01
21	North Elevation Proposed	7266-SRA-XX-XX-DR-A-20826	30/05/25_P01
22	West Elevation Proposed	7266-SRA-XX-XX-DR-A-20827	30/05/25_P01
23	Lightwell Elevations Proposed	7266-SRA-XX-XX-DR-A-20828	30/05/25_P01
24	Section AA and BB Proposed	7266-SRA-XX-XX-DR-A-20835	30/05/25_P01
25	Mayes Street North Elevation Making Good/ Fabric Analysis Existing	7266-SRA-XX-XX-DR-A-21826	30/05/25_P01
26	Sadler's Yard West Elevation Making Good/ Fabric Analysis Existing	7266-SRA-XX-XX-DR-A-21827	30/05/25_P01
27	Mayes Street North Elevation Making Good/ Fabric Analysis Proposed	7266-SRA-XX-XX-DR-A-21836	30/05/25_P01
28	Sadler's Yard West Elevation Making Good/ Fabric Analysis Proposed	7266-SRA-XX-XX-DR-A-21837	30/05/25_P01
29	Internal Wall Types General Arrangement Lower Ground Floor Proposed	7266-SRA-XX-LG-DR-A-22801	30/05/25_P01
30	Internal Wall Types General Arrangement Ground Floor Proposed	7266-SRA-XX-00-DR-A-22802	30/05/25_P01
31	Internal Wall Types Proposed	7266-SRA-XX-XX-DR-A-22851	30/05/25_P01
32	Internal Wall Type Interface Details Proposed	7266-SRA-XX-XX-DR-A-22860	30/05/25_P01
33	Retail Unit Accommodation Stair Proposed Elevation (1 of 2)	7266-SRA-XX-XX-DR-A-24825	30/05/25_P01
34	Retail Unit Accommodation Stair Proposed Elevation (2 of 2)	7266-SRA-XX-XX-DR-A-24826	30/05/25_P01
35	Retail Unit Accommodation Stair Proposed Balustrading	7266-SRA-XX-XX-DR-A-24827	30/05/25_P01
36	Retail Unit Accommodation Stair Indicative Details	7266-SRA-XX-XX-DR-A-24850	30/05/25_P01
37	Retail Unit Accommodation Stair Indicative Modular Balustrade Options	7266-SRA-XX-XX-DR-A-24851	30/05/25_P01

38	North Elevation Proposed Secondary Glazing Locations	7266-SRA-XX-XX-DR-A-31826	30/05/25_P01
39	West Elevation Proposed Secondary Glazing Locations	7266-SRA-XX-XX-DR-A-31827	30/05/25_P01
40	Secondary Glazing Indicative Detail	7266-SRA-XX-XX-DR-A-31850	30/05/25_P01
41	Sadler's Yard Window to Door Plan, Section and Elevation	7266-SRA-XX-XX-DR-A-32800	30/05/25_P01
42	Plant Room to Retail Unit Door Plan and Elevations	7266-SRA-XX-XX-DR-A-32801	30/05/25_P01
43	Ceiling Types Lower Ground Floor RCP Existing	7266-SRA-XX-LG-DR-A-35811	30/05/25_P01
44	Ceiling Types Ground Floor RCP Existing	7266-SRA-XX-00-DR-A-35812	30/05/25_P01
45	Ceiling Types Lower Ground Floor RCP Proposed	7266-SRA-XX-LG-DR-A-35821	30/05/25_P01
46	Ceiling Types Ground Floor RCP Proposed	7266-SRA-XX-00-DR-A-35822	30/05/25_P01
47	Internal Wall Finishes Lower Ground Floor Plan Proposed	7266-SRA-XX-LG-DR-A-42801	30/05/25_P01
48	Internal Wall Finishes Ground Floor Plan Proposed	7266-SRA-XX-00-DR-A-42802	30/05/25_P01
49	Floor Types Lower Ground Floor Plan Proposed	7266-SRA-XX-LG-DR-A-43801	30/05/25_P01
50	Floor Types Ground Floor Plan Proposed	7266-SRA-XX-00-DR-A-43802	30/05/25_P01
51	Lower Ground Floor WC Proposed	7266-SRA-XX-LG-DR-A-74801	30/05/25_P01
52	Ground Floor WC and AWC Proposed	7266-SRA-XX-00-DR-A-74802	30/05/25_P01

Prepared by Arup

	Drawing Title	**Drawing No.**	**Rev**
1	Feature Stair Layouts and Sections	RED-ARP-ZZ-ZZ-DR-S-10001_P01	P01
2	Feature Stair Sections	RED-ARP-ZZ-ZZ-DR-S-10002_P01	P01
3	Feature Stair details 1 of 2	RED-ARP-ZZ-ZZ-DR-S-10003_P01	P01
4	Feature Stair details 2 of 2	RED-ARP-ZZ-ZZ-DR-S-10004_P01	P01
5	Platform Lift Envisioned Layouts & Section	RED-ARP-ZZ-ZZ-DR-S-10011_P01	P01

Planning application fee

The statutory planning application based on a total area of 483sqm is £383.00 (including Planning Portal application service fee).

We would be grateful if you can confirm receipt of the application submission and validation at the earliest opportunity.

If anything further is required, please do not hesitate to contact the undersigned.

Yours faithfully,

Holly Gerrard

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Heritage Consultant
ID Planning

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