Moorside Planning

28 March 2025

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Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Dear Sir/Madam

SUBMISSION FOR LISTED BUILDING CONSENT AND PLANNING PERMISSION ON BEHALF OF CUT AND CRAFT LIMITED FOR THE PROVISION OF UPLIGHTS TO ENTRANCES ON MOSLEY STREET AND YORK STREET, MANCHESTER – PP: 13875207

Moorside Planning entered into discussions with Officers as part of the wider works to enable the restaurant use with respect to its external lighting. Whilst the advice was that a full building scheme would be required, rather than just for the ground floor, it was confirmed that the lighting of the entrances was acceptable in principle, subject to the works involved. It is also confirmed that Planning Permission and Listed Building would be required. This submission, therefore, seeks to progress these details.

In addition to the completed forms and certificates, the required planning application fee of £? having been paid, the submissions are accompanied by the following documents:

- Drawing AC23 – P08 – Site Location Plan;
- Drawing AC23 – P09 - Site Plan;
- Drawing ML_CCM_F00 Rev 05 – Façade Lighting – Façade;
- Drawing ML_CCM_F01 Rev 03 – Façade Lighting – Main Entrance;
- Drawing ML_CCM_F02 Rev 01 - Façade Lighting – York Street Entrance;
- Lighting Schedule – Exterior Rev 03;
- This covering letter which describes the proposed lighting and its relationship with policy, including heritage.

Given the very discreet nature of the works and restricted implications for the fabric of the building, a separate Heritage Statement does not accompany this submission, it being considered along with matters of design as well as access below.

The Proposals

As demonstrated by the application drawings, the proposals comprise the provision of four discreet uplighters to the main entrance on Mosley Street and two for the secondary access onto York Street.

For both, uplighters are proposed either side of the entrance recessed into **freestanding** granite blocks comprising similar granite as the steps or paving on which they are to be placed. The existing arrangement is shown by the two photographs overleaf.

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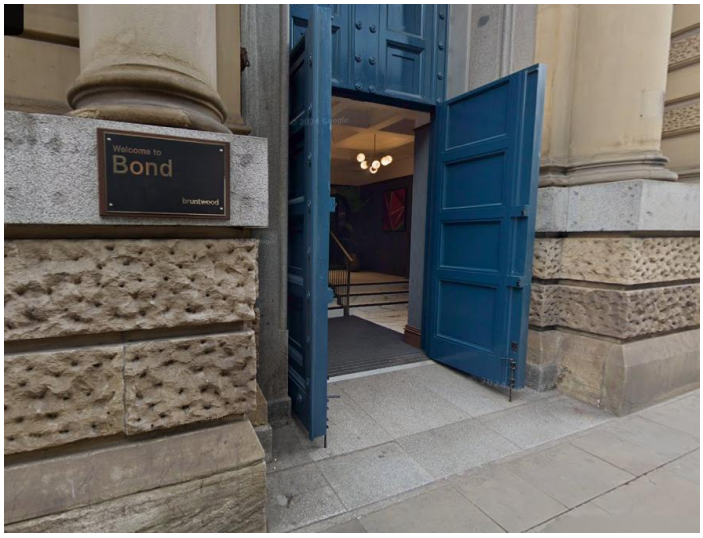
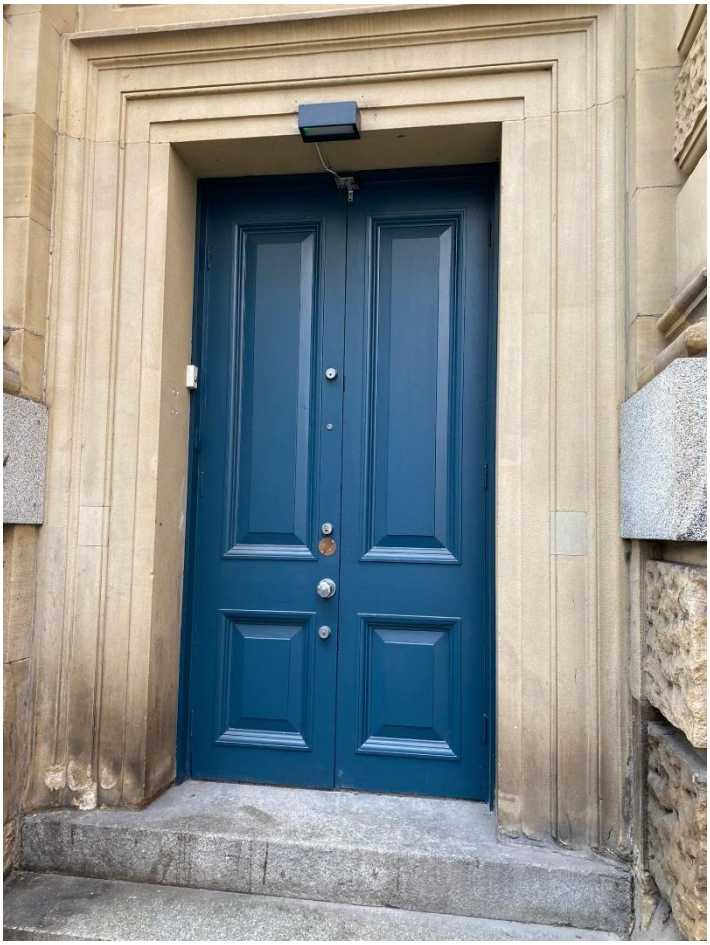


The Mosley Street Entrance



The York Street Entrance

For the main entrance, some high level lights either side of the columns are proposed between them and the adjoining stone work to illuminate the pillars and detailing whilst highlighting the position of the entrance – as the nighttime photograph overleaf demonstrates, the position is not immediately

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apparent within the streetscene. The two high level lights won't be visible to the average passerby, as they are located above head height.

The application drawings also illustrate that the required cables can be discreetly run around and hidden by stonework so as to not impact upon it. These reach internal power sources via small holes in the door or adjoining window frames which can be readily filled, if ever required in the future.

Design and Access

As the application drawings demonstrate, the works are not only discreet but don't change the access or built form arrangements on site. Instead, their purpose is to emphasise the location and nature of the entrance positions and surrounding architecture at night.

The lighting schedule includes details of the lights to be used and demonstrates that they are small and discreet, not representing intrusive features in their own right and therefore not impacting upon the character and appearance of the host building.

An appropriate and considered approach has, therefore, been taken to design with no implications for the building's access.

Heritage Impact Assessment

As qualified by the NPPF, the level of information that accompanies submissions relating to listed buildings should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposals upon their significance. As a minimum, the relevant historic environment record should be consulted and the heritage asset assessed using appropriate expertise where necessary.

The Grade II* Listing of the building has been appreciated from the outset, and due consideration given to the NPPF and Planning (Listed Building and Conservation Areas) Act aspirations of having special

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regard to desirability to preserving the building or its setting, or any other features of special, architectural or historic interest which it possesses (Section 66).

In this respect, due care and attention has been given to not only preserving the Heritage Asset but providing proposals that are discreet when not in use whilst having minimal impact upon the building's fabric. As demonstrated above, when describing the proposals, the up-lights are freestanding, leading to no impact upon the fabric of the building. The cable runs involve minor fixings that can be inserted into existing stone bonding. The only other works comprise the provision of small holes to two wooden door frames and one window frame. Not only are these changes readily reversible but they are so minor as to be insignificant. However, the lighting will emphasise the architectural detailing surrounding the two entrances.

With respect to the aspirations of Policy, particularly Policies P10 and P11, it is considered that proposals have a limited but positive relationship with their aspirations, particularly with those of Policy P11 which requires a full understanding of the historic asset and how the potentials may affect them (as described above).

It is considered that the lighting proposed not only highlights the entrances from a functional perspective but would also illuminate those architectural features that they comprise in a considered and sympathetic manner. For this reason, it is considered that the works preserve and assist the understanding of the Listed Building in the context of the Conservation Area in a positive if discreet manner. As such, it is considered that the proposals positively assist in the understand and appreciation of this heritage asset within this part of the City Centre Conservation Area entirely in accordance with the aspirations of policy.

It is, therefore, trusted that the proposals will be supported, though the applicant looks forward to working positively with Officers in the event that there should be any comments or details that require clarification.

In the first instance, I look forward to the applications being registered and to then discussing their merits with the Officer to whom they are allocated.

Yours faithfully
On behalf of Moorside Planning

Matthew Pardoe

Matthew Pardoe
Director

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