



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

Town and Country Planning Act 1990 (as amended); 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

Land bound by London Road to the east, Renold Building to the west, Manchester South Junction and Altrincham Railway Viaduct to the north and the Mill and the Maths and Social Sciences Building to the south, within the Former UMIST Campus, including Grade II listed Sculptural Wall (Hollaway Wall) and Grade II listed Manchester South Junction and Altrincham Railway Viaduct.

Applicant Details

Name/Company

Title

First name

Surname

c/o agent

Company Name

ID Manchester Ltd and University of Manchester

Address

Address line 1

c/o agent

Address line 2

.

Address line 3

Town/City

County

Country

Postcode

M3 7FB

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

John

Surname

Cooper

Company Name

Deloitte LLP

Address

Address line 1

100 Embankment

Address line 2

Cathedral Approach

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M3 7FB

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

Full Planning Application for phased development comprising: Phase A - demolition of existing buildings and structures, erection of a basement (C1 Building and C2 Building) and a podium across lower ground and upper ground floors comprising flexible commercial space (Class E and/ or Sui Generis – drinking establishment), erection of a building (C1 Building) to form offices (Class E), landscaping works, highways, access, servicing, infrastructure and other associated works; Phase B – erection of a podium across lower ground and upper ground floors and a new building (C2 Building) to form offices (Class E) and flexible commercial and community uses (Class E, F2 and/ or Sui Generis – drinking establishment), alterations to the existing Sculptural Wall (Hollaway Wall), relocation of existing art work, landscaping works, highways, access, servicing, infrastructure and other associated works; Phase C - change of use and associated works to railway Viaduct arches to form flexible commercial units (Class E, and/ or Sui Generis - drinking establishment) including highways, access and servicing arrangements, and other associated works.

Listed Building Consent for alterations to Sculptural Wall (Hollaway Wall), to encapsulate the all within new office building (C2 Building), as part of mixed use development proposals comprising offices use (Class E) and flexible commercial and community uses (Class E, F2 and/ or Sui Generis – drinking establishment).

Listed Building Consent for alterations to Manchester South Junction and Altrincham Railway Viaduct to facilitate the change of use to form flexible commercial units (Class E, and/ or Sui Generis - drinking establishment).

Please see Cover Letter and Planning and Tall Building Statement for the description of developments as applied for by Listed Building Consents relating to Grade II listed Sculptural Wall (Hollaway Wall) and Grade II listed Manchester South Junction and Altrincham Railway Viaduct

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

Immunity from Listing

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

- ☒ Yes
☐ No

If Yes, please provide the result of the application

Certificates of Immunity from Listing have not been granted previously in respect of the Listed Buildings on the Site.

Certificate of Immunity from Listing were granted by Historic England with respect to Barnes Wallis and Wright Robinson Building, Staff House (Manchester Meeting Place), Moffat Building, Morton Laboratory (Chemical Engineering Pilot Plant) and Butterfly Stairs and Walkway Bridge (formerly known as The Sir Hubert Worthington Stair).

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).

Please refer to the Design and Access Statement prepared by SLA and Allies and Morrison and Planning and Listed Building Consent Drawings prepared by Allies and Morrison.

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:

External walls

Existing materials and finishes:

Please refer to the Design and Access Statement prepared by SLA and Allies and Morrison

Proposed materials and finishes:

Please refer to the Design and Access Statement prepared by SLA and Allies and Morrison

Type:

Roof covering

Existing materials and finishes:

Please refer to the Design and Access Statement prepared by SLA and Allies and Morrison

Proposed materials and finishes:

Please refer to the Design and Access Statement prepared by SLA and Allies and Morrison

Type:

Windows

Existing materials and finishes:

Please refer to the Design and Access Statement prepared by SLA and Allies and Morrison

Proposed materials and finishes:

Please refer to the Design and Access Statement prepared by SLA and Allies and Morrison

Type:

External doors

Existing materials and finishes:

Please refer to the Design and Access Statement prepared by SLA and Allies and Morrison

Proposed materials and finishes:

Please refer to the Design and Access Statement prepared by SLA and Allies and Morrison

Type:

Floors

Existing materials and finishes:

Please refer to the Design and Access Statement prepared by SLA and Allies and Morrison

Proposed materials and finishes:

Please refer to the Design and Access Statement prepared by SLA and Allies and Morrison

Type:

Vehicle access and hard standing

Existing materials and finishes:

Please refer to the Design and Access Statement prepared by SLA and Allies and Morrison

Proposed materials and finishes:

Please refer to the Design and Access Statement prepared by SLA and Allies and Morrison

Type:

Lighting

Existing materials and finishes:

Please refer to the Design and Access Statement prepared by SLA and Allies and Morrison

Proposed materials and finishes:

Please refer to the Design and Access Statement prepared by SLA and Allies and Morrison

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

Please see Design and Access Statement prepared by Allies and Morrison and SLA

Site Area

What is the measurement of the site area? (numeric characters only).

2.20

Unit

Hectares

Existing Use

Please describe the current use of the site

The Site comprises four vacant former education and student accommodation buildings and associated public realm.

Is the site currently vacant?

☒ Yes

☐ No

If Yes, please describe the last use of the site

Last date of use within site boundary relates to Morton Laboratory (for education use).

When did this use end (if known)?

07/03/2023

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

Pedestrian and Vehicle Access. Roads and Rights of Way

Access and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please refer to the Design and Access Statement prepared by SLA and Allies and Morrison

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
- ☐ No

Vehicle Type:

Disability spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

3

Difference in spaces:

3

Vehicle Type:

Cycle spaces

Existing number of spaces:

184

Total proposed (including spaces retained):

417

Difference in spaces:

233

Vehicle Type:

Other

Other (please specify):

Servicing vehicles

Existing number of spaces:

0

Total proposed (including spaces retained):

6

Difference in spaces:

6

Vehicle Type:

Other

Other (please specify):

Taxi/ Delivery vehicles

Existing number of spaces:

0

Total proposed (including spaces retained):

2

Difference in spaces:

2

Vehicle Type:

Cars

Existing number of spaces:

27

Total proposed (including spaces retained):

0

Difference in spaces:

-27

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

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 the plan(s)/drawing(s) references

Please see Flood Risk Assessment and Drainage Strategy prepared by Civic.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
- ☒ No

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
- ☐ Existing water course
- ☐ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

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 the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The 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'.

Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- ☒ Yes
☐ No

Based on your site details, you are likely eligible to [use our partner's online tool to create the metric sheet and all information and supporting documents and plans you need to comply with biodiversity net gain, including the metric sheet](#). Estimated time to complete is 45 minutes.

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

8

Please provide the date the onsite pre-development biodiversity value was calculated

11/07/2024

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

Coincides with date of ecology site visit, site conditions have not changed

When was the version of the biodiversity metric used published?

24/07/2024

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:

Biodiversity metric calculation

Document name/reference:

Statutory Biodiversity Metric - Plot C

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

☐ Yes

☒ No

Does the development site have irreplaceable habitats (corresponding to the descriptions in [Column 1 of the Schedule in the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations \(2023\)](#)) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

☐ Yes

☒ No

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 see Operational Waste and Servicing Strategy prepared by Civic

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes

☐ No

If Yes, please provide details:

Please see Operational Waste and Servicing Strategy prepared by Civic

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes

☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

☒ Yes

☐ No

7265

860

Tradable floor area

☒ Yes

☐ No

Use Class:

Other (Please specify):

Existing tradable floor area (square metres) (e):

Tradable floor area to be lost by change of use or demolition (square metres) (f):

Total tradable floor area proposed (including change of use) (square metres) (g):

Net additional tradable floor area following development (square metres) ($h = g - e$):

Use Class:

Other (Please specify):

Use Class E, Sui Generis – drinking establishment

Existing tradable floor area (square metres) (e):

Tradable floor area to be lost by change of use or demolition (square metres) (f):

Total tradable floor area proposed (including change of use) (square metres) (g):

Net additional tradable floor area following development (square metres) ($h = g - e$):

Totals	Existing tradable floor area (square metres) (e)	Tradable floor area to be lost by change of use or demolition (square metres) (f)	Total tradable floor area proposed (including change of use) (square metres) (g)	Net additional tradable floor area following development (square metres) (h = g - e)
	0	0	8125	8125

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

☐ Yes

☒ No

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☒ Yes

☐ No

Planning Portal Reference: PP-13937828

Existing employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

1935

Part-time

Total full-time equivalent

1935.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☒ Yes
- ☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

Other (Please specify)

Other (Please specify):

Use Class E

Unknown:

Yes

Use Class:

Other (Please specify)

Other (Please specify):

Use Class E, Sui Generis – drinking establishment

Unknown:

Yes

Use Class:

Other (Please specify)

Other (Please specify):

Use Class E, F2 (community uses)

Unknown:

Yes

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes

☒ No

Is the proposal for a waste management development?

☐ Yes

☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

☐ Yes

☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ 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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

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 and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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

Can you give appropriate notice to **all** the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

☐ Yes

☒ No

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

☒ Yes

☐ No

Certificate Of Ownership - Certificate C

I certify/The applicant certifies that: - Neither Certificate A or B can be issued for this application - All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants of the land or building, or of a part of it, but I have/the applicant has been unable to do so.**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

The steps taken were:

Published notice in local newspaper (Manchester Evening News) and online (public notice portal) on 16 May 2025.

I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Town Hall, Albert Square

Address Line 2:

Town/City:

Manchester

Postcode:

M60 2LA

Date notice served (DD/MM/YYYY):

21/05/2025

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Watling House (6th Floor)

Number:

33

Suffix:

Address line 1:

Cannon Street

Address Line 2:

Town/City:

London

Postcode:

EC4M 5SB

Date notice served (DD/MM/YYYY):

21/05/2025

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Watling House (6th Floor)

Number:

33

Suffix:

Address line 1:

Cannon Street

Address Line 2:

Town/City:

London

Postcode:

EC4M 5SB

Date notice served (DD/MM/YYYY):

21/05/2025

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Borron Street

Address Line 2:

Town/City:

Stockport

Postcode:

SK1 2JD

Date notice served (DD/MM/YYYY):

21/05/2025

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Waterloo General Office

Address Line 2:

Town/City:

London

Postcode:

SE1 8SW

Date notice served (DD/MM/YYYY):

21/05/2025

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Manchester Evening News

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

16/05/2025

Person Role

☐ The Applicant

☒ The Agent

Title

First Name

John

Surname

Cooper

Declaration Date

21/05/2025

☒ Declaration made

Declaration

I/We hereby apply for Full planning & 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

Ragini Dutta

Date

21/05/2025