



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

Applicant Details

Name/Company

Title

Mr

First name

Jimmy

Surname

Ly

Company Name

Doux Chaton

Address

Address line 1

265-267 Deansgate

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M3 4EW

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

Miss

First name

Helen

Surname

Ewart

Company Name

M1NT studio

Address

Address line 1

30 Park Road North

Address line 2

Park Road North

Address line 3

Town/City

Warrington

County

Merseyside

Country

United Kingdom

Postcode

WA12 9TD

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)

Transform an empty unit in Manchester City Centre, The Great Northern Terrace, into a Vietnamese family run restaurant, bakery and bar. Bringing authentic East Asian Vietnamese street food culture to Manchester, including classic pastries, cocktails and coffee beverages. Kitchen ventilation and dumb waiter installation from basement to ground to facilitate the above.

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

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).

57 52 J00043 C1 Mechanical Services above Ground Drainage
9140 1D Doux Chaton Manchester Mint Studio Layout of services
9140 2B Doux Chaton Manchester Mint Studio Layout of proposed extraction system
202393 M1NT XX PS A 0001 P3 265 267 Deansgate Terrace Design and Access Statement
202393 M1NT XX PS A 0101 P4 265 267 Deansgate Terrace Heritage Statement
202393 M1NT XX PS A 0102 P3 265 267 Deansgate Terrace Method Statement
202393 M1NT XX SI A DR 0001 P1 PLANNING LOCATION PLAN
202393 M1NT XX SI A DR 0002 P2 PLANNING BLOCK PLAN
202393 M1NT XX SI A DR 0003 P1 SITE PLANS EXISTING
202393 M1NT XX SI A DR 0004 P2 SITE PLANS PROPOSED
202393 M1NT XX SI A DR 0005 P5 SHOPFRONT ELEVATIONS
202393 M1NT XX SI A DR 0006 P3 EXTERNAL ELEVATIONS EXISTING AND PROPOSED
202393 M1NT XX SI A DR 0007 P4 EXTERNAL SEATING
202393 M1NT XX SI A P0001 P2 EXISTING SITE PHOTOGRAPHIC SURVEY
202393 M1NT XX ZZ A DR 1001 P4 GROUND AND BASEMENT GA EXISTING
202393 M1NT XX ZZ A DR 1002 P6 GROUND AND BASEMENT CONSTRUCTION
202393 M1NT XX ZZ A DR 1003 P5 GROUND AND BASEMENT GA PROPOSED
202393 M1NT XX ZZ A DR 1004 P3 GROUND AND BASEMENT RCP PROPOSED
202393 M1NT XX ZZ A DR 1005 P4 GROUND AND BASEMENT FLOOR FINISHES
202393 M1NT XX ZZ A DR 1006 P4 GROUND AND BASEMENT WALL FINISHES
202393 M1NT XX ZZ A DR 1007 P3 GROUND FLOOR ELEVATIONS
202393 M1NT XX ZZ A DR 1008 P2 BASEMENT FLOOR ELEVATIONS
202393 M1NT XX ZZ A DR 1011 P3 GROUND AND BASEMENT POWER
202393 M1NT XX ZZ A DR 1014 P1 GROUND AND BASEMENT SECTION EXISTING AND PROPOSED
202393_M1NT XX PS A 0105 P1 265 267 Deansgate Terrace Kitchen Fume Extraction Strategy Report
241112 02 P24 380 R01v1 Doux Chaton 265 267 Deansgate Terrace Fixed Plant Noise Assessment
ADV50 2 S CS 1PH REVB Layout1
Doux Chaton Fan spec sheets

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:

Windows

Existing materials and finishes:

Timber Windows painted blue. See Document: 202393 M1NT XX SI A P0001 P2 EXISTING SITE PHOTOGRAPHIC SURVEY

Proposed materials and finishes:

Timber Windows painted red to match RAL 3013. See drawing: 202393 M1NT XX SI A DR 0005 P5 SHOPFRONT ELEVATIONS

Type:

External doors

Existing materials and finishes:

Timber doors painted blue. See Document: 202393_M1NT_XX_SI_A_P_0001(P2) EXISTING SITE PHOTOGRAPHIC SURVEY

Proposed materials and finishes:

Timber doors painted red to match RAL 3013. See drawing: 202393_M1NT_XX_SI_A_DR_0005(P5) SHOPFRONT ELEVATIONS

Type:

Ceilings

Existing materials and finishes:

Ground Floor - Painted Matte finish - Pale green. Basement - Painted Matte finish - White. See Document: 202393 M1NT XX SI A P0001 P2 EXISTING SITE PHOTOGRAPHIC SURVEY

Proposed materials and finishes:

Ground Floor - Painted Matte finish - Taupe, Pink to accessible WC. Basement - Painted Matte finish - White and Taupe, Red and pink to WCs. Refer to drawing: 202393 M1NT XX ZZ A DR 1004 P3 GROUND AND BASEMENT RCP PROPOSED

Type:

Internal walls

Existing materials and finishes:

Ground Floor - Timber stud partitions with plasterboard, paint, tiles, exposed brickwork Basement - Timber stud partitions with plasterboard, painted and tiled. See Document: 202393 M1NT XX SI A P0001 P2 EXISTING SITE PHOTOGRAPHIC SURVEY

Proposed materials and finishes:

Ground Floor - Timber stud partitions with plasterboard, paint, tiles, exposed brickwork Basement - Timber stud partitions with plasterboard, painted and tiled. Refer to drawing: 202393 M1NT XX ZZ A DR 1006 P4 GROUND AND BASEMENT WALL FINISHES

Type:

Floors

Existing materials and finishes:

Timber Floors to Ground Floor. Timber and Tiled floors to Basement. Refer to document: 202393 M1NT XX SI A P0001 P2 EXISTING SITE PHOTOGRAPHIC SURVEY

Proposed materials and finishes:

Timber flooring, Tiles and vinyl to Ground Floor. Timber flooring and Tiles to Basement. Refer to drawing: 202393 M1NT XX ZZ A DR 1005 P4 GROUND AND BASEMENT FLOOR FINISHES

Type:

External walls

Existing materials and finishes:

Penetration for HVAC to rear of building. See document: 202393 M1NT XX SI A P0001 P2 EXISTING SITE PHOTOGRAPHIC SURVEY See drawings: 202393 M1NT XX SI A DR 0006 P3 EXTERNAL ELEVATIONS EXISTING AND PROPOSED

Proposed materials and finishes:

Penetration for HVAC to rear of building See drawings: 202393 M1NT XX SI A DR 0006 P3 EXTERNAL ELEVATIONS EXISTING AND PROPOSED 9140 2B Doux Chaton Manchester Mint Studio Layout of proposed extraction system

Type:

Lighting

Existing materials and finishes:

Combination of spot lights and directional lighting. See drawing: 202393 M1NT XX SI A P0001 P2 EXISTING SITE PHOTOGRAPHIC SURVEY

Proposed materials and finishes:

Ground Floor - Directional lights, Pendants and Led strips fixed in existing locations only. Basement - New lights to existing locations where possible with new LED lighting to kitchen/bakery. See drawing: 202393 M1NT XX ZZ A DR 1004 P3 GROUND AND BASEMENT RCP PROPOSED

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

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Site Area

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

Unit

Existing Use

Please describe the current use of the site

Vacant unit.

Is the site currently vacant?

☒ Yes

☐ No

If Yes, please describe the last use of the site

Hospitality/leisure, a bar.

When did this use end (if known)?

14/03/2024

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

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

Vehicle Parking

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

- ☐ Yes
☒ No

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

57 52 J00043 C1 Mechanical Services above Ground Drainage

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

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

[You can use our partner's free online tool to determine if you are exempt and to produce detailed reasons](#)

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:

Development subject to the de minimis exemption (development below the threshold)

What best describes the size of your site?:

Over 25 square metres

Please justify the reason why biodiversity net gain does not apply:

A development that does not impact a priority habitat and impacts less than: 5 metres of on-site linear habitats such as hedgerows.

Note: Please read the help text for further information why developments may be exempt or not in scope.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☐ Yes
☒ No

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

- ☒ Yes
☐ No

If Yes, please provide details:

There is a communal centre management plan to assist the whole building complex with bin storage within the service yard.

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

Employment

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

☐ Yes

☒ No

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:

E(b) - Sale of food and drink for consumption mostly on the premises

Unknown:

No

Monday to Friday:

Start Time:

09:00

End Time:

22:00

Saturday:

Start Time:

09:00

End Time:

22:00

Sunday / Bank Holiday:

Start Time:

09:00

End Time:

21:00

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

141056/FO/2024,141058/LO/2024

Date (must be pre-application submission)

02/01/2025

Details of the pre-application advice received

Team meeting with planning officer and EHO which reviewed drawings, on the back of that meet the below was requested:

- Requirement for the Kitchen Odour Extraction Strategy.
- Requirement for the rear ducting to run internally rather than on rear façade of the building.
- Further evidence supporting Dumb waiter location to show it will be positioned in an existing staircase location.

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

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* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

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

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

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

6 Rue D Arlon,

Address Line 2:

Windhof

Town/City:

Luxembourg

Postcode:

L-8399

Date notice served (DD/MM/YYYY):

18/09/2024

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Jimmy

Surname

Ly

Declaration Date

16/09/2024

☒ 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

Helen Ewart

Date

13/03/2025