MANCHESTER CITY COUNCIL

Planning
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PO Box 532 Town Hall
Manchester M60 2LA

Application for Planning Permission

Town and Country Planning 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

Central Hall Buildings

Address Line 1

Oldham Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M1 1JQ

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

Easting (x)

384458

Northing (y)

398412

Description

Applicant Details

Name/Company

Title

Mr

First name

Tim

Surname

Willis

Company Name

The Board of Trustees of Methodist Central Hall Manchester

Address

Address line 1

Methodist Central Hall Manchester

Address line 2

Central Hall Buildings

Address line 3

Oldham Street

Town/City

Manchester

County

Manchester

Country

Postcode

M1 1JQ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Aaron

Surname

Coey

Company Name

OMI Architects

Address

Address line 1

Omi Architects

Address line 2

31 Blackfriars Road

Address line 3

Town/City

SALFORD

County

Country

Postcode

M3 7AQ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Site Area

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

1212.00

Unit

Sq. metres

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 any change of use

Repair and reconfiguration of Methodist Central Hall Manchester, including the stonework repair of all facades, reroofing, and the thermal upgrade and replacement of timber casement windows. The renewal of shop frontages and the renewal and upgrade of all building services. Internal reconfiguration of circulation including provision of a new main circulation stair and firefighting stair and two passenger lifts. Alteration to the internal layouts on all levels including upgrade and alteration of the main spaces including the addition of a glazed roof and to the existing lightwell. The addition of a single storey rooftop pavilion, rooftop garden, PV array and plant space.

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

MCHM is a seven day a week hub for social justice and a centre for mission and service - at the heart of the city with a heart for the city. The building is situated within the Stevenson Square Conservation area.

The large community building houses a wide variety of rooms, facilities and spaces. At its heart the building is a place of worship with a chapel at entrance level. In total eight congregations use the building on a Sunday utilising various spaces including the main hall and surrounding rooms. The building also provides office space for other charities and organisations as well as the 20 staff of the Trustees for Methodist Church Purposes.

Rooms for hire provide meeting space and conference facilities which are in high demand given the city centre location. At street level, retail units front onto Oldham Street and Dale Street. A café is located at ground floor whilst the basement level provides multifunctional community space under the banner of Mosaic which is used by partner organisations.

Is the site currently vacant?

◯ Yes
⊘ No

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

Materials

Does the proposed development require any materials to be used externally?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Roof

Existing materials and finishes:

Proposed materials and finishes:
Glazed rooflight

Type:
Walls

Existing materials and finishes:

Proposed materials and finishes:
Anodised sinusoidal aluminium cladding

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Proposed materials and finishes:
Anodised aluminium planters and guard rail

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Refer to submitted elevation set L1600-1700 for material information.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- [ ] Yes
- [x] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

Are there any new public roads to be provided within the site?

- [ ] Yes
- [x] No

Are there any new public rights of way to be provided within or adjacent to the site?

- [ ] Yes
- [x] No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- [ ] Yes
- [x] No

Vehicle Parking

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

- [x] Yes
- [ ] No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:
Cycle spaces

Existing number of spaces:
0

Total proposed (including spaces retained):
12

Difference in spaces:
12

Trees and Hedges

Are there trees or hedges on the proposed development site?

- [ ] Yes
- [x] 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
- [x] 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'.

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
- [x] No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- [ ] Yes
- [x] No

Will the proposal increase the flood risk elsewhere?

- [ ] Yes
- [x] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing water course

☐ Soakaway

☑ Main sewer

☐ Pond/lake

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 they are exempt from doing so.

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

Please add all the exemptions or transitional arrangements that apply and provide a reason why

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

Reason for selecting exemption:
Development that does not impact a priority habitat and impacts less than: 25 square metres (5m by 5m) of on-site habitat

Note: Please read the help text for further information on the exemptions available and when they apply

Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Septic tank
- [ ] Package treatment plant
- [ ] Cess pit
- [ ] Other
- [ ] Unknown

Are you proposing to connect to the existing drainage system?

- (x) 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

United Utilities Sewer Records show the following infrastructure within the vicinity of the site.
- 150mm public combined sewer existing the site from the south west towards Oldham Street.
- Head of system existing the north of the site into a 300mm public combined sewer, flowing west within Dale Street
- 300mm public combined sewer flowing south within Spear Street

Refer to the existing and proposed drainage drawings within this application. Existing drainage is to be reused where possible. New flow is to be directed to the existing building outlet on Oldham Street.

Waste Storage and Collection

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

- (x) Yes
- ( ) No

If Yes, please provide details:

The proposals create a dedicated recycling room with direct level access to Spear Street. In accordance with GD 04 ‘Waste Storage and Collection Guidance for New Developments ’ the following volumes of waste collection have been calculated:

Proposed refuse provision calculation:
- Cafe – Requirement1500L / 20 spaces
20 Spaces =1500L required - assumed 50% food waste
750L General waste and 750L Food waste

- Office space - Requirement 2600L / 1000m2
450m2 Office = 1170L required - assumed 50% Recycled 50% General
585L Recycled and 585L General

- Rooms for hire, Main Hall and Event Space
Waste generated from these spaces will be removed by the hiring organisation following conclusion of the hire.

The recycling store is separated from the main circulation by a lobby. All bins are located at street level behind secure double steel doors providing access directly form Spear Street, louvres above provide natural ventilation.

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

- [x] Yes
- [ ] No

If Yes, please provide details:

The building management team are responsible for the collection and transportation of waste generated within the building and its transport to the recycling store. The existing contract with Fresh will be continue to provide twice weekly refuse collections.

Trade Effluent

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

- [ ] Yes
- [x] No

Residential/Dwelling Units

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

- [ ] Yes
- [x] 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.

- [x] Yes
- [ ] No

Please add details of the Use Classes and floorspace.

Use Class:
Other (Please specify)

Other (Please specify):
F1_Worship

Existing gross internal floorspace (square metres) (a):
4401

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):
5378

Net additional gross internal floorspace following development (square metres) (d = c - a):
977

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	4401	0	5378	977

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

◯ Yes
⊘ No

Loss or gain of rooms

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

◯ 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

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

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

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

01/11/2023

Details of the pre-application advice received

A number of formal consultation meetings have taken place between Manchester City Council and OMI Architects on behalf of the applicant as part of the pre-application process. These are outlined below:

1st November 2023 – Introduction to the proposals at Methodist Central Hall Manchester
Present - OMI Architects, Applicant, MCC Planning (Angela Leckie and Paul Mason)
Feedback – Suggestion that retail units be considered as part of the application.

18th January 2024 – Update to the proposals. Presentation on approach to heritage and significance.
Present - OMI Architects, Rob Chambers, MCC Planning (Angela Leckie and Paul Mason)
Feedback – Demolition plans and condition survey drawings to be included as part of the application.

16th April 2024 – Presentation of shopfront proposals.
Present - OMI Architects, MCC Planning(Angela Leckie and Paul Mason)
Feedback – External roller shutters to be removed from proposals.

17th May 2024 – Updated Shopfront proposals issued for comment.

31st May 2024 - Comment received from Manchester City Council's planning principle planner, Angela Leckie and Heritage & Urban Design Manager Paul Mason suggesting minor amendments which have subsequently been considered, applied and discussed with Paul Mason prior to application.

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 (as amended)

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

Is any of the land to which the application relates part of an Agricultural Holding?

◯ Yes
⊘ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

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

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

Aaron

Surname

Coey

Declaration Date

01/07/2024

☑ Declaration made

Declaration

I/We hereby apply for Full planning permission 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

Nick Berry

Date

01/07/2024