

13 July 2023

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Jennifer Atkinson

Dear Jennifer,

No.123 – 125 Liverpool Road, Manchester – Application for Listed Building Consent

Please find enclosed an application for Listed Building Consent under the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

The Applicant is Salboy Liverpool Road Ltd (“the Applicant”).

The Site

The Site extends to approximately 0.7 hectares and is bound by Liverpool Road to the north, Old Medlock Street to the east, the Woollam Place and Potato Wharf residential development to the south, and Woollam Place to the west. The Site is made up of three components, and they are as follows:

- No.123 Liverpool Road – Grade II Listed;
- No.123 Liverpool Road (Rear Extension); and,
- No.125 Liverpool Road formally known as The Commercial Hotel – Grade II Listed.

Description of the Development

Full details of the Proposals are detailed later in this letter. The Description of Development is:

“Demolition of c.1950-1960, non-original, rear extension to No. 123 Liverpool Road; creation of a new 5-storey extension and internal and external alterations to No. 123 and No. 125 Liverpool Road including removal of a stair case; creation of an internal connection between the buildings; creation of internal openings to original walls, amendments to floors and ceilings, replacement windows and doors, reinstatement of original historic features, each as part of proposals to refurbish and re-use No. 123 – No. 125 Liverpool Road as a hotel (Use Class C1) with associated bar and restaurant (Use Class E), servicing and ancillary works.”

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Planning History

Listed Building Consent for No. 123-125 Liverpool Road was granted on 9 February 2018 under Listed Building application reference: 117898/LO/2017 (“the Original LBC”).

The approved Description of Development as written on the Original LBC is as follows:

“Demolition of c.1950-1960, non-original, rear extension to No. 123 Liverpool Road; creation of a new 5-storey extension and internal and external alterations to No. 123 and No. 125 Liverpool Road including removal of a stair case; creation of an internal connection between the buildings; replacement windows and doors; introduction of a roof light, the creation of a new access to No. 125 Liverpool Road from Woollam Place, each as part of proposals to refurbish and re-use No. 123 – No. 125 Liverpool Road as a hotel (Use Class C1) with associated bar and restaurant (Classes A3 and A4), servicing and ancillary works.”

Concurrently Planning Permission was also granted under planning application reference 117897/FO/2017 (“the Original Permission”). The approved Description of Development as written on the Original Permission is as follows:

“Demolition of c.1950-1960 rear extension to No.123 Liverpool Road with the creation of a new 5- storey extension and external alterations as part of proposals to refurbish and re-use No. 123 – No.125 Liverpool Road as a hotel (Use Class C1) with associated bar and restaurant (Classes A3 and A4), servicing and ancillary works.”

Works have been undertaken by the previous owner to implement these consents.

Context

123 and 125 Liverpool Road are both Grade II Listed. No. 123 (c. 1829-39) has been vacant for some 25 years and its last use was as an office. No. 125 (c.1836-44), the former Commercial Hotel, has been vacant for c.5 years and was formally a hotel with associated ground floor bar. To the rear of the properties is a 1950s – 1960s extension.

The properties are located in the Castlefield Conservation Area and are within the setting of a number of listed buildings – namely the Grade I listed former Liverpool Road Railway Station and Grade II listed railway arches.

Following the grant and implementation of the Original Permission and the Original LBC, the previous owner went into administration and the buildings have been subject to neglect, vandalism and some unauthorised works. As a result, the condition of the buildings have significantly deteriorated including the collapse of internal walls. In addition, a number of historic features have been removed. Externally the buildings have also deteriorated meaning that they currently distract from the Conservation Area. There is a severe risk that without appropriate interventions the buildings would continue to decline.

Full details of the current state of the buildings are included in the Heritage Addendum prepared by Stephen Levrant Heritage Architecture.

The Applicant purchased the two buildings in March 2022 and has undertaken survey and emergency structural works to stabilise the buildings to prevent further deterioration in liaison and agreement with Planning and Conservation Officers at Manchester City Council.

The Applicant is committed to the positive redevelopment of the historic buildings and has been developing their own plans to sensitively restore the buildings and bring them back into public use. The proposals are substantively unchanged to those approved in 2018 for use of the buildings as a hotel. The existing rear extension is to be demolished and a new extension erected as per the previous permission – the design, height and massing of which is comparable to that previously approved. A higher quality hotel is proposed with a more sensitive approach taken to the historic significance of the buildings. As a consequence, a number of changes to the approved scheme are required to provide an enhanced scheme that sensitively restores the buildings, remedies the issues that have arisen since the original consent was approved, and provides an improved hotel offering.

Format of the Application

It has been agreed in pre-application discussions with Planning and Conservation Officers that a new Listed Building Application is required to reflect the change in baseline position of the buildings and to seek listed building consent for the current proposals.

Alongside this application, a non-material amendment application to the Original Permission is being submitted concurrently.

Consultation

The Original Permission and LBC (Refs: 117897/FO/2017 & 117898/LO/2017) were subject to an extensive consultation exercise with key consultees including Manchester City Council's Planning and Conservation teams, Historic England, Greater Manchester Police, The Georgian Group, Victorian Society, Environmental Health Officers, Highways and adjoining landowners and neighbours.

The Consultation Strategy builds on that undertaken in 2017 and 2018.

Planning and Conservation Officers at Manchester City Council

Pre-application consultation has taken place with Planning and Conservation Officers at Manchester City Council. This consultation has been ongoing since March 2022 when the Applicant purchased the Site. The consultation has been in the form of site visits, meetings, email and telephone correspondence.

Ongoing liaison with Planning and Conservation Officers is taking place in relation to the emergency works required to stabilise the buildings.

The amendments proposed have been discussed at length alongside the interventions proposed as part of the concurrent Listed Building application. A number of design-led meetings have taken place to confirm in principle the materiality of the extension. Heritage led meetings have also taken place to confirm in principle the approach to the window design, internal ceiling and wall requirements and strategy to reinstate lost historic features discussed further below.

It has therefore been agreed with Officers that the amendments proposed are non-material in so far as they relate to the Original Permission and a new Listed building application is required.

Technical Officers and Statutory Consultees

Extensive consultation has been undertaken with Environmental Health in regard to noise and drainage, as the proposals have progressed.

United Utilities have been consulted on the drainage strategy and a Section 106 Part 1 Agreement has been submitted.

Local Councillors

An e-mail was sent to local Councillors on the 17th of May 2023, advising them of the proposals. Comments were received requesting neighbours and the Castlefield Forum be contacted about the proposals.

Neighbouring Residents

There is ongoing liaison with neighbouring residents and residential association groups.

Relevant neighbours have been consulted in relation to the proposed demolition works. In addition, a letter has been sent to surrounding neighbours making them aware of the current proposals and providing contact details if any further information is required.

Discussions are also ongoing with the Castlefield Forum and the Science and Industry Museum in relation to the proposals and to provide a coordinated approach to community outreach programmes.

Historic England

Historic England were provided with details of the proposals and they responded on the 22 of May confirming that given the extant permissions and level of changes proposed they did not need to be consulted further.

Amenity Societies

Considering the age of the existing buildings, the Victorian Society and Georgian Group were consulted on the Application and provided with an information pack that explains the changes.

The Georgian Group confirmed on 28 June that they have no objections to the proposals and noted that they were supportive of the proposals to re-instate the collapsed chimney.

The Victorian Society are yet to respond at the time of submission.

Application for Listed Building Consent

As previously mentioned, a significant amount of damage was discovered in the property following the Applicant's purchase of the Site, affecting structural, cosmetic and heritage aspects.

Structural and condition surveys have been undertaken that provide details of structural collapse and structural damage. Emergency structural works are being carried out on the buildings that have been agreed with both Planning and Conservation Officers at Manchester City Council.

In addition, following the completion of a Heritage Survey on the Site in September 2022, it became apparent that a number of unauthorised works that had been undertaken on the Site. These works include:

- The removal of all original lath and plaster ceilings and cornices throughout the commercial hotel;
- The removal of all original and later timber skirting throughout the commercial hotel;
- A number of missing areas of architrave, dado rail and picture rail throughout; and
- The removal of original fireplaces and surrounds.

The Applicant is seeking Listed Building Consent to reinstate original features and undertake interventions to the buildings to accommodate the hotel. New Listed Building Consent is sought for internal and external works to the Listed Buildings as summarised below:

- **Historical Features** – Surviving historic features will be utilised to provide templates for the replication and reinstatement throughout. The historic elements to be repaired and re-instated include chimney breasts, tiles, picture rails, skirtings, cornices, ceilings, fire surrounds, internal doors, windows and dado rails on staircase
- **Ceilings** – The approach to ceilings on the Ground and First Floor areas of building No.125 have been designed in response to an enhanced Acoustic and Fire Warranty performance from that approved as part of the Original LBC. The strategy for the ceiling differs between the principal rooms, guestrooms and restaurant areas:
 - Principal Rooms: The cornice areas will be replaced through replicating surviving sections elsewhere in the building. An Envirograf coating will be applied to achieve a minimum of 60-minutes fire integrity and loadbearing. Two 15mm Sounbloc Gyproc Resilient bars will be installed for fire resistance purposes. Lathe and plaster is to be retained or reinstated where required.
 - Guestrooms and Restaurant: The cornice areas will be replaced through replicating surviving sections elsewhere in the building. Two 15mm Soundbloc Gyproc Resilient bars will be installed for fire resistance purposes.
- **Floors** – The approach to flooring on the Ground and First Floor areas of building No.125 have been designed in response to an Acoustic and Fire Warranty performance greater than that approved as part of the Original LBC. The strategy for the flooring differs between the principal rooms, guestrooms and restaurant areas:
 - Principal Rooms: 28 Collecta Screedboard, 18mm OSB, Hushlab 100 Soundabsorber between joints, floor finish will be existing floorboards or heavy carpet.
 - Guestrooms and Restaurant: Mineral wool insulation between joists, 19 mm timber boarding, 19mm Gyproc Plank, Cradle and Batten System Zone with 75 mm cavity and 50mm mineral wool insulation, 19 mm timber boarding and floor finish will be existing floorboards or heavy carpet.

- Restaurant: Mineral wool insulation between joists, 19 mm timber boarding, 19mm Gyproc Plank, Cradle and Batten System Zone with 75 mm cavity and 50mm mineral wool insulation, 19 mm timber boarding, 19 mm Gyproc Plank and floor finish will be existing floorboards or heavy carpet.
- **Walls** – all areas of original and later plasterwork to internal and external walls will be removed and new lime plaster applied with added cork to improve the thermal performance.
- **Windows** - The existing windows are being replaced with new panelled sash windows, to match the design and details of the last remaining original sash. Secondary glazing will be incorporated internally to provide improved acoustic and thermal performance on the upper floors. The panelling below the windows to the first floor level will be retained, refurbished and repainted. Where acoustic upgrades are applied to the floor treatment in the principal rooms, the panelling will be raised and reinstated to suit. Final details of the windows are to be agreed via Condition.
- **Removal of Staircase** – As per the Original LBC, the staircases at 123 are to be removed and the historic location of these expressed to appreciate and understand the historic planform.
- **Creation of openings to original walls** – localised openings are proposed in a number of the rooms and between 123 and 125 to combine the two buildings together. The proposed floor plan has been designed to retain the historic plan form as far as possible.
- **Removal and creation of modern stud walls** – modern stud walls are proposed to be removed and new stud walls and dry lining are proposed to amend the plan form as necessary to allow for the hotel use. The proposed floor plan has been designed to retain the historic plan form as far as possible.
- **Removal and erection of rear extension** – The non-original extension, located to the rear of the main building, is proposed to be removed to facilitate the proposed new extension and viable use of the Listed buildings. The extension is of no historic or architectural interest.
- **Excavation on basement floors** – to provide sufficient head-height. Surviving stone flags to be reinstated.
- **M&E** – M&E has been designed to be discreetly located throughout the building.
- **Heritage Defects** – The approach to heritage defect repairs has been established in response to the Heritage Defect Repair Specification and Methodology prepared by Hollis.

For further details, please refer to the Design and Access Statement prepared by Tim Groom Architects and Heritage Statement prepared by Stephen Levrant Heritage Architecture. Both of these reports provide a comparison between the Original LBC and Original Permission with the current proposals sought as part of this application and accompanying Non-Material Amendment to the Original Permission.

Listed Buildings Considerations

Heritage

The Planning (Listed Building and Conservation Areas) Act 1990 sets out the general duty on decision makers in exercising their planning functions with respect to heritage assets. Section 66 requires:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the LPA or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses...”

Section 72 sets out the corresponding duty in relation to conservation areas, it requires:

“In the exercise, with respect to any building or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area...”

Paragraph 8 of the NPPF notes that one of the key dimensions to sustainable development is protecting and enhancing our historic environment. Paragraph 199 requires that when considering the impact of the Proposed Development on the significance of the asset, great weight should be given to the asset’s conservation, the more important the asset the greater the weight should be.

Paragraph 201 states: Where a Proposed Development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss...”

Paragraph 202 of the NPPF states that: “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

Core Strategy Policy DM1 states that development should have regard to appropriate siting, layout, scale, form, massing, materials and detail; and to impact on the surrounding areas in terms of the design, scale and appearance.

Core Strategy Policy EN1 Design Principles and Strategic Character Areas states that all development in Manchester will be expected to follow the seven principles of urban design (character, continuity and enclosure, public realm, ease of movement, legibility, adaptability and diversity) and have regard to the strategic character area in which the development is located. In addition, it explains that within the City Centre, developments will be expected to consider the City’s heritage and continue the rich pattern of activity in the core area.

Core Strategy Policy CC9 Design and Heritage requires the design of new buildings to be of the highest standard.

Core Strategy Policy EN3 Heritage highlights that throughout the City, MCC will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed so as to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance. Proposals which enable the re-use of heritage assets are encouraged where they are considered consistent with the significance of the heritage asset.

Core Strategy Policy CC9 Design and Heritage references that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. Policy CC9 also requires the design of new buildings to be of the highest standard.

Response

The Site is in the Castlefield Conservation Area and includes two Listed Buildings, it is also within the setting of a number of Listed Buildings including the Grade I Listed Liverpool Road Station adjacent to the Site to the north.

Any form of development associated with a heritage asset will have some level of impact on the heritage asset's fabric or setting. This impact could be either beneficial or harmful. Therefore, the fundamental design objective of the current proposals has been to ensure that the balance of the impact is demonstrably beneficial, minimising any impact on the significance of the building.

A Heritage Statement Addendum has been prepared by Stephen Levrant Heritage Architecture (SLHA) and is submitted in support of the application and the accompanying amendment application. The report includes an assessment of the unauthorised works undertaken to the Grade II Listed buildings and advises on the remediation measures to rectify the works.

A full impact assessment is included in Section 7 of the Heritage Statement. This also provides a comparison of the impacts against the impacts identified as part of the Original LBC.

The updated impact assessment sets out that there will be a greater level of harm to the fabric of the listed buildings than that identified as part of the Original LBC, including instances of moderate adverse impacts that relate to the previously unauthorised works. However, the assessment notes that the proposals seek to rectify these through subsequent repairs, restoration and re-instatement of these features.

In addition, instances of minor adverse harm are identified given the requirement to alter the build-up of the ceilings, floors and walls for fire protection and thermal and acoustic performance required to meet the new regulatory and operator requirements. SLHA has worked with the project team including the fire and acoustic consultants to interrogate a range of options to retain as much of the historic fabric as possible whilst creating a viable option that addresses the relevant fire and acoustic needs and it is considered that an appropriate balance has been found. These have also been discussed and agreed with Planning and Conservation Officers at the Council.

Additional minor and moderate beneficial impacts are identified, from those identified in the Original LBC, as a result of uncovering / repairing existing tiles, replacing fire surrounds and replacing the windows to reflect the historic windows.

Furthermore, the Statement sets out that the proposed extension would be read as a contemporary addition that is subservient to the heritage interest of the Site and adjacent heritage assets and would result in a beneficial impact overall.

Overall, the Heritage Statement Addendum concludes that the proposals result in 'less than substantial harm' and that the overriding aims of the proposals, as per the Original LBC, formulate a sustainable long term use for the site whilst minimising the impact on the special interest of the building.

Public Benefits

In line with Paragraph 201 of the NPPF, the less than substantial harm caused by the Proposed Development must be weighed against the public benefits of development. This weighing exercise was carried out by the local planning authority in approving the Original Permission. The overall impacts to

heritage are not substantively greater than those of the Original Permission; however, for completeness, the public benefits of the Proposed Development are detailed below:

- **A viable use of an underused site:** the currently unused site is unattractive and fails to fully utilise the positive attributes of the Site. It has been subject to neglect and vandalism resulting in significant structural damage. Without positive interventions there is a risk that these significant historic buildings could be lost. The redevelopment of the Site will secure the ongoing use of these buildings and open them back up to public use, maximising the benefits that can be delivered from the Site, whilst providing an attractive environment that will encourage further investment into the area, acting as a catalyst for continued regeneration.
- **Re-instatement of lost heritage features:** as detailed elsewhere the proposals seek to sensitively restore a number of heritage assets lost due to prior neglect. This investment will allow the historic significance of the building to be understood and appreciated, particularly by members of the public.
- **Support employment opportunities:** It is anticipated that the Proposed Development will result in the recruitment of 35 Full Time jobs, with a commitment to recruiting employees from the local area and through the client's partnerships with the local colleges and universities. There will be a particular focus on young talent to promote hospitality as a career.
- **Contribute to the growth of the tourism and leisure economy of Manchester:** The proposals will deliver a high-quality hotel in a sustainable location within Manchester City Centre. The proposals include stylish and diverse hotel accommodation, of which there is a growing demand for within the City Centre.
- **Protecting the natural environment:** The proposals will provide an opportunity to enhance biodiversity through the use of landscape planting. The proposal has been designed to mitigate the impact of its construction and operation on climate change.
- **Vitality:** The redevelopment of the Site will create more animation in the area and make it a more welcoming environment for pedestrians. Public realm improvements to be delivered within the redevelopment of the Site will create 24-hour natural surveillance and will help to discourage anti-social behaviour in the area.

Therefore, when considering the impacts as a whole, in the context of the changed baseline position and risks to the buildings if no proposals are brought forward, it is clear that the 'less than substantial harm' conclusion of the Heritage Statement Addendum coupled with the public benefits is non-material in the overall planning judgement.

Structural

A Structural Survey Report has been prepared by Renaissance in support of the Listed Building application. This report sets out that structural works carried out have been necessary in order to prevent any further decline of the building and works to bring back into public use. The report sets out how the works have been carried out in a sensitive manner in order to protect against adverse impacts to the historical building fabric and how this has resulted in minimal impact to the Listed buildings.

The report sets out the proposed remedial works, which are as follows:

- The reinstatement of collapse zone within no. 123;
- The restraint of the external wall on Woollam Place;
- The repair of decayed timber elements;
- Remedial works to pavement lights; and
- Remedial works to rear section of no. 123.

The report also sets out the proposed works to allow for new use – these are as follows:

- Floor strengthening;
- Removal of stairs within no. 123; and
- Removal of load-bearing walls within no.125.

Mechanical and Engineering and Ventilation

A comprehensive and carefully designed Mechanical & Engineering Strategy has been developed, to ensure that the Proposed Development minimises any impact on the Listed Building.

A Mechanical and Engineering Report and accompanying drawings have been prepared by Novo, in support of the M&E strategy for the Listed Building Application. The Proposed Development is to comprise of new building services such as utility electric gas, water and telecommunication services.

The M&E strategy to service distribution has been co-ordinated to reduce the impact on the existing ceiling levels, including dropped ceiling area, centralised circulation areas and the relocation of ductwork.

A Ventilation Statement has also been prepared by Novo and is submitted in support of the Application. The updated ventilation strategy for the differing areas within the Proposed Development are as follows:

Restaurant, Bar Area

The ground floor area is designated as a restaurant and bar with a commercial kitchen area. The extract ventilation from the kitchen extract canopy shall be routed through the building to the roof where the extract fan system shall terminate on the roof of the building. Where required the respective fire compartmentation and ductwork shall be provided as well as attenuation.

Fume, vapour and odour control will be incorporated within the ventilation system and the strategy will include risk assessments for odour and noise, in line with appropriate guidance, such 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' published by EMAQ (2018).

The kitchen will have dedicated mechanical supply and extract units to meet the demand of the kitchen appliances as detailed by a kitchen specialist in line with DW 172.

Bedroom

The bedroom accommodation will be ventilated through individual MVHR units located within each room. The units will introduce fresh air into the rooms and extract stagnant air from the ensembles.

To avoid impact to the Listed buildings, a central air handling unit will be provided to supply and extract ventilation to the bedrooms. This is to be located on the external plant deck at Level 3 of the Proposed Development.

Front of House

Comfort cooling is to be provided to all front of house occupied spaces through the introduction of air conditioning units, combining heat recovery.

The proposed development therefore continues to comply with Core Strategy Policy DM1 (Development Management) and NPPF Section 12 - Achieving well-designed places (paragraph 130)

Design

The principle of redeveloping the buildings has been established through the extant Original LBC. The Proposed Development continues to be designed by a highly experienced design team, led by Tim Groom Architects. The core design team has undertaken an extensive contextual analysis of the Site and surroundings and recognise the historic nature of the Site. In this respect, a significant amount of time has been spent developing the revised proposals through multiple design stages to deliver a high-quality development that not only secures the viable future for the Site, but also delivers demonstrable enhancements and regeneration benefits to the surrounding area.

Externally, changes to the Listed Building relate only to the introduction of sash windows and retention of a ground floor window (former proposed hotel doorway). These changes seek to reinstate historic elements therefore resulting in a beneficial impact to the historic significance of the building.

The extension retains high quality materials that complements and enhances the Listed Buildings and responds to the site-specific industrial heritage of the Castlefield Conservation Area. The extension therefore remains fully compliant with EN1 (Design Principles and Strategic Character Areas) and Core Strategy Policy CC9 (Design and Heritage) through the continued delivery of a high quality scheme.

The layout, scale, massing and appearance of the extension is largely the same as the Original Permission save for a small extension to the plant screening. The impact of the plant screening has been assessed within the Heritage Statement Addendum, in line with Policy CC9. This concludes that the amendments to the roofline of the new-build element of the scheme are imperceptible when compared to the original 2018 views, and consequently these changes do not alter the 2018 beneficial impact overall conclusion.

The Heritage Statement Addendum concludes in relation the extension that it will still be read as a contemporary addition that is subservient to the special interest of the Site and indeed to adjacent heritage assets as per the Original LBC.

Noise

A detailed Noise Impact Assessment has been prepared by Hann Tucker Associates, in support of the amendment application this takes into consideration the revised M&E and Ventilation Strategy and proposed sash windows. It also supports the noise attenuation required internally as part of the Listed Building application.

The Assessment has reviewed the proposals against relevant national and local planning policies. The proposals have been assessed in line with British Standard 8233:2014 guidance.

As outlined within the Assessment, with the proposed fabric construction and ventilation provision, the predicted internal equivalent noise levels for the restaurant and bar operations will be comparable to a busy bar with low level background music and no mitigation is required.

The Assessment outlines that the noise generated from the plant items, such as air extraction for kitchens and toilets and air conditioning units, will be mitigated through the provision of low noise equipment such as silencers, enclosures, screens and other acoustic attenuation measures where necessary.

Given the provision of sash windows, secondary glazing is required to the hotel bedrooms to prevent noise ingress.

In addition, the build-up of the floors and ceilings has been determined taking into account the historic significance of the building and operator requirements. Full details of these are included in the Design and Access Statement at page 23 have been subject to extensive discussions with the project team and planning and conservation officers at the council, as discussed above.

The assessment shows the site, subject to appropriate mitigation measures, is suitable for hotel development in terms of noise. The proposal continues to comply with Core Strategy Policy DM1 (Development Management), NPPF Section 12 (Achieving well-designed places) (paragraph 130) and GD05 (Planning and Noise).

Application Submission

Appendix 1 and 2 provides full details of the Listed Building supporting documents and concurrent non-material amendment application to the Original Permission.

Summary

The Site comprises approximately 0.7 hectare and it is bound by Liverpool Road to the north, Old Medlock Street to the east, the Woollam Place and Potato Wharf residential development to the south, and Woollam Place to the west. The Site is made up of three components, and they are as follows:

- No.123 Liverpool Road – Grade II Listed;
- No.123 Liverpool Road (Rear Extension); and,
- No.125 Liverpool Road formally known as The Commercial Hotel – Grade II Listed.

The proposals for alterations to the Listed Building have been carefully developed taking into consideration the Original LBC. The current proposals positively respond to the prior neglect, vandalism and unauthorised works that have taken place to restore the buildings into a hotel.

The proposals accord with the Development Plan when taken as a whole and there are no material considerations which would justify refusal of the Application. We therefore respectfully request that this application be supported by the Planning Authority.

The Application has the Planning Portal reference: PP-12186226.

We would be grateful if you could notify us of the validation of the Application and please do not hesitate to contact my colleague Rachel Poole (rpoole@deloitte.co.uk / +44 161 455 6272).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font. To the right of the signature, there is a vertical line.

For Deloitte LLP

Encl.

Appendix 1:

Table 1.1 below identifies which drawings will be superseded by new drawings, as a result of the proposed design adjustments to No.123-125 Liverpool Road, and additional drawings to support this Application.

Table 1.1 Plans References

Drawing Name	Approved Drawing	New Drawing Reference
Floor Plans		
Proposed Basement Plan	0053_ 03_299_REV F	1073-TGA-XX-B1-DR-A-95030- P02
Proposed Ground Floor Plan	053_03_300_REV H	1073-TGA-XX-00-DR-A-95031-P02
Proposed First Floor Plan	053_03_301_REV F	1073-TGA-XX-00-DR-A-95032-P02
Proposed Second Floor Plan	053_03_302_REV E	1073-TGA-XX-00-DR-A-95033-P02
Proposed Third Floor Plan	053_03_303_REV E	1073-TGA-XX-00-DR-A-95034-P02
Proposed Fourth Floor Plan	053_03_304_REV D	1073-TGA-XX-00-DR-A-95035-P02
Proposed Roof Plan	053_03_305_REV C	1073-TGA-XX-RF-DR-A-95036-P02
Elevations		
Proposed North Elevation	053_05_011_REV E	1073-TGA-XX-XX-DR-A-95050-P02
Proposed East Elevation	053_05_012_REV D	1073-TGA-XX-XX-DR-A-95051-P02
Proposed South Elevation	053_05_013_REV D	1073-TGA-XX-XX-DR-A-95052-P02
Proposed West Elevation	053_05_014_REV E	1073-TGA-XX-XX-DR-A-95053-P02
Demolition Plan		
Basement Demolition Plan	053_03_199_REV C	1073-TGA-XX-B1-DR-A-95070-P02
Ground Floor Demolition Plan	053_03_200_REV C	1073-TGA-XX-00-DR-A-95071-P02
First Floor Demolition Plan	053_03_201_REV E	1073-TGA-XX-01-DR-A-95072-P02
Second Floor Demolition Plan	053_03_202_REV C	1073-TGA-XX-02-DR-A-95073-P02
Sections		

Drawing Name	Approved Drawing	New Drawing Reference
General Arrangement - Section BB	0053_04_101_REV C	1073-TGA-XX-ZZ-DR-A-95040-P02
General Arrangement - Section DD	0053_04_103_REV B	1073-TGA-XX-ZZ-DR-A-95041-P02
General Arrangement - Section FF *New Plan		1073-TGA-XX-ZZ-DR-A-95042-P02
General Arrangement - Section GG *New Plan		1073-TGA-XX-ZZ-DR-A-95043-P02
General Arrangement - Section HH *New Plan		1073-TGA-XX-ZZ-DR-A-95044-P02
General Arrangement - Section II *New Plan		1073-TGA-XX-ZZ-DR-A-95045-P02
Intervention Plans		
Intervention Plan - Level B1 *New Plan		1073-TGA-XX-B1-DR-A-95060-P02
Intervention Plan - Level 00 *New Plan		1073-TGA-XX-00-DR-A-95061-P02
Intervention Plan - Level 01 *New Plan		1073-TGA-XX-01-DR-A-95062-P02
Intervention Plan - Level 02 *New Plan		1073-TGA-XX-02-DR-A-95063-P02
Intervention Section – Typical *New Plan		1073-TGA-XX-ZZ-DR-A-95064-P01
Intervention Elevation – Typical *New Plan		1073-TGA-XX-00-DR-A-95065-P01
Intervention Details – Typical Panelled Windows *New Plan		1073-TGA-XX-01-DR-A-95066-P01
Intervention Details – Typical Windows *New Plan		1073-TGA-XX-01-DR-A-95067-P01
Intervention Details – Typical Internal Doors *New Plan		1073-TGA-XX-ZZ-DR-A-95068-P01
Intervention Details – Existing Stair *New Plan		1073-TGA-XX-ZZ-DR-A-95069-P01
Ceiling Plans		
Ceiling Plan - Level B1	1073-TGA-XX-B1-DR-A-95080-P01	1073-TGA-XX-B1-DR-A-95090-P02
Ceiling Plan - Level 00	1073-TGA-XX-00-DR-A-95081-P01	1073-TGA-XX-00-DR-A-95091-P02
Ceiling Plan - Level 01	1073-TGA-XX-01-DR-A-95082-P01	1073-TGA-XX-01-DR-A-95092-P02

Drawing Name	Approved Drawing	New Drawing Reference
Ceiling Plan - Level 02	1073-TGA-XX-02-DR-A-95083-P01	1073-TGA-XX-02-DR-A-95093-P02
M&E Plans		
Electrical Services LV Schematic *New Plan		P1824-NOV-XX-XX-SCH-E-6001-P02
Electrical Services Containment Layout Ground Floor *New Plan		P1824-NOV-XX-00-DR-E-6101-P01
Electrical Services Containment Layout First Floor *New Plan		P1824-NOV-XX-01-DR-E-6101-P01
Electrical Services Containment Layout Second Floor *New Plan		P1824-NOV-XX-02-DR-E-6101-P01
Electrical Services Containment Layout Third Floor *New Plan		P1824-NOV-XX-03-DR-E-6101-P01
Electrical Services Containment Layout Fourth Floor *New Plan		P1824-NOV-XX-04-DR-E-6101-P01
Electrical Services Containment Layout Basement *New Plan		P1824-NOV-XX-B1-DR-E-6101-P01
Electrical Services Ground Floor Small Power and Data Layout *New Plan		P1824-NOV-XX-00-DR-E-6201-P02
Electrical Services First Floor Small Power and Data Layout *New Plan		P1824-NOV-XX-01-DR-E-6201-P02
Electrical Services Second Floor Small Power and Data Layout *New Plan		P1824-NOV-XX-02-DR-E-6201-P02
Electrical Services Third Floor Small Power and Data Layout *New Plan		P1824-NOV-XX-03-DR-E-6201-P02
Electrical Services Fourth Floor Small Power and Data Layout *New Plan		P1824-NOV-XX-04-DR-E-6201-P02
Electrical Services Basement Small Power and Data Layout *New Plan		P1824-NOV-XX-B1-DR-E-6201-P02
Electrical Services Ground Floor Lighting & Emergency Lighting Layout *New Plan		P1824-NOV-XX-00-DR-E-6301-P01

Drawing Name	Approved Drawing	New Drawing Reference
Electrical Services First Floor Lighting & Emergency Lighting Layout *New Plan		P1824-NOV-XX-01-DR-E-6301-P01
Electrical Services Second Floor Lighting & Emergency Lighting Layout *New Plan		P1824-NOV-XX-02-DR-E-6301-P01
Electrical Services Third Floor Lighting & Emergency Lighting Layout *New Plan		P1824-NOV-XX-03-DR-E-6301-P01
Electrical Services Fourth Floor Lighting & Emergency Lighting Layout *New Plan		P1824-NOV-XX-04-DR-E-6301-P01
Electrical Services Basement Lighting & Emergency Lighting Layout *New Plan		P1824-NOV-XX-B1-DR-E-6301-P01
Electrical Services Fire Alarm Layout Ground Floor *New Plan		P1824-NOV-XX-00-DR-E-6701-P01
Electrical Services Fire Alarm Layout First Floor *New Plan		P1824-NOV-XX-01-DR-E-6701-P01
Electrical Services Fire Alarm Layout Second Floor *New Plan		P1824-NOV-XX-02-DR-E-6701-P01
Electrical Services Fire Alarm Layout Third Floor *New Plan		P1824-NOV-XX-03-DR-E-6701-P01
Electrical Services Fire Alarm Layout Fourth Floor *New Plan		P1824-NOV-XX-04-DR-E-6701-P01
Electrical Services Fire Alarm Layout Basement *New Plan		P1824-NOV-XX-B1-DR-E-6701-P01
Mechanical Services Second Floor Mechanical Plantroom Layout *New Plan		P1824-NOV-XX-02-DR-M-5001-P01
Mechanical Services Above Ground Drainage Ground Floor *New Plan		P1824-NOV-XX-00-DR-M-5201-P02
Mechanical Services Above Ground Floor Drainage First Floor *New Plan		P1824-NOV-XX-01-DR-M-5201-P02
Mechanical Services Above Ground Floor Drainage Second Floor *New Plan		P1824-NOV-XX-02-DR-M-5201-P01

Drawing Name	Approved Drawing	New Drawing Reference
Mechanical Services Above Ground Floor Drainage Third Floor *New Plan		P1824-NOV-XX-03-DR-M-5201-P01
Mechanical Services Above Ground Floor Drainage Fourth Floor *New Plan		P1824-NOV-XX-04-DR-M-5201-P01
Mechanical Services Above Ground Floor Drainage Basement *New Plan		P1824-NOV-XX-B1-DR-M-5201-P02
Mechanical Services Above Ground Floor Drainage Roof *New Plan		P1824-NOV-XX-RF-DR-M-5201-P01
Mechanical Services Ground Floor Domestic Water & Gas Layout *New Plan		P1824-NOV-XX-00-DR-M-5301-P01
Mechanical Services First Floor Domestic Water & Gas Layout *New Plan		P1824-NOV-XX-01-DR-M-5301-P01
Mechanical Services Second Floor Domestic Water & Gas Layout *New Plan		P1824-NOV-XX-02-DR-M-5301-P02
Mechanical Services Third Floor Domestic Water & Gas Layout *New Plan		P1824-NOV-XX-03-DR-M-5301-P02
Mechanical Services Fourth Floor Domestic Water & Gas Layout *New Plan		P1824-NOV-XX-04-DR-M-5301-P01
Mechanical Services Basement Domestic Water & Gas Layout *New Plan		P1824-NOV-XX-B1-DR-M-5301-P01
Mechanical Services Ground Floor Heating Layout *New Plan		P1824-NOV-XX-00-DR-M-5601-P01
Mechanical Services First Floor Heating Layout *New Plan		P1824-NOV-XX-01-DR-M-5601-P01
Mechanical Services Second Floor Heating Layout *New Plan		P1824-NOV-XX-02-DR-M-5601-P02
Mechanical Services Third Floor Heating Layout *New Plan		P1824-NOV-XX-03-DR-M-5601-P02
Mechanical Services Fourth Floor Heating Layout *New Plan		P1824-NOV-XX-04-DR-M-5601-P01

Drawing Name	Approved Drawing	New Drawing Reference
Mechanical Services Basement Level Heating Layout *New Plan		P1824-NOV-XX-B1-DR-M-5601-P01
Mechanical Services Ground Floor Ventilation Layout *New Plan		P1824-NOV-XX-00-DR-M-5701-P01
Mechanical Services First Floor Ventilation Layout *New Plan		P1824-NOV-XX-01-DR-M-5701-P01
Mechanical Services Second Floor Ventilation Layout *New Plan		P1824-NOV-XX-02-DR-M-5701-P01
Mechanical Services Third Floor Ventilation Layout *New Plan		P1824-NOV-XX-03-DR-M-5701-P01
Mechanical Services Fourth Floor Ventilation Layout *New Plan		P1824-NOV-XX-04-DR-M-5701-P01
Mechanical Services Basement Level Ventilation Layout *New Plan		P1824-NOV-XX-B1-DR-M-5701-P01
Mechanical Services Roof Level Ventilation Layout *New Plan		P1824-NOV-XX-RL-DR-M-5701-P03
Structural Plans		
Existing Building Refurbishment Details - Sheet 1 *New Plan		LRH-REN-XX-ZZ-DR-S-03300-P01
Existing Building Refurbishment Details - Sheet 2 *New Plan		LRH-REN-XX-ZZ-DR-S-03301-P01
Existing Building Refurbishment Details - Sheet 3 *New Plan		LRH-REN-XX-ZZ-DR-S-03302-P01
Floor Strengthening Isometric Views *New Plan		LRH-REN-XX-XX-DR-S-09100-P01
Ground Floor Plan *New Plan		LRH-REN-XX-01-DR-S-01100-P03
Level 01 Plan *New Plan		LRH-REN-XX-01-DR-S-01110-P03

Drawing Name	Approved Drawing	New Drawing Reference
Level 02 Plan *New Plan		LRH-REN-XX-02-DR-S-01120-P03
Level 03 Plan *New Plan		LRH-REN-XX-03-DR-S-01130-P03
Level 04 Plan *New Plan		LRH-REN-XX-04-DR-S-01140-P03

Appendix 2: Supporting documents

Document	Prepared By	NMA Application	Listed Building Application
Application Forms	Deloitte Real Estate	✓	✓
Updated Photographic Record	Tim Groom Architects		✓
Schedule of Works	Tim Groom Architects		✓
Schedule of Accommodation	Tim Groom Architects	✓	✓
Design and Access Statement	Tim Groom Architects	✓	✓

Document	Prepared By	NMA Application	Listed Building Application
Addendum Heritage Statement	Stephen Levrant Heritage Architecture	✓	✓
Outline Drainage Strategy	Renaissance	✓	
Energy and Environmental Standards Statement	Novo	✓	
Noise Impact Assessment Report	Hann Tucker Associates	✓	✓
Waste Management Strategy	Vectos	✓	
Ventilation Statement	Novo	✓	✓

Document	Prepared By	NMA Application	Listed Building Application
MEP Stage 3 Report (and relevant plans listed above)	Novo		✓
Structural Survey Report (and relevant plans listed above)	Renaissance		✓
Heritage Defect and Repair Specification and Methodology	Hollis		✓
Emergency Reinstatement Works Design Statement	Renaissance		✓