



Paul Butler Associates

Planning, Development & Heritage Consultants

22 September 2022

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Ljr/21.1590/rt02

Dear Mrs Roscoe,

38 - 42 Mosley Street and 57 Spring Gardens, Manchester, M2 3AZ
Submission of Application for Planning Permission and Listed Building Consent

On behalf of our client Bruntwood we are pleased to submit this application for Planning Permission and Listed Building Consent. The application is for 'Refurbishment, alterations and selective demolition to facilitate office and restaurant use including CAT B office fit out, creation of external terrace on existing flat roof, and installation of mechanical plant on roof of 57 Spring Gardens'.

The application principally relates to 38 - 42 Mosley Street which is currently vacant and was last used as a bank (use class E) by RBS in 2018. The application seeks listed building consent for the refurbishment, alterations and selective demolition to the building to enable reuse as office space on the upper floors and part of the basement, and restaurant use on part of the ground floor and basement. No change of use is associated with the proposals, with the existing and proposed uses falling within use class E. External works, for which approval is sought include the installation of mechanical plant on the roof of 57 Spring Gardens (non-listed), the creation of an external terrace on an existing flat roof element of 38-42 Mosley Street (located above the main entrance), and alterations to entrance doors.

The proposal follows the approval of Planning Permission 132737/FO/2022 and Listed Building Consent 132738/LO/2022 on 4 July 2022 which granted approval for 'Refurbishment, alterations and selective demolition including installation of mechanical plant to roof of 57 Spring Gardens.' Feedback received during the processing of these applications is reflected within the application submission. The progression of these previous applications also followed pre-application discussions with James Hughes (Planning Officer) and Paul Mason (Urban Design and Conservation Officer) including a number of site visits and email correspondence.

The proposals will provide high quality 'CAT B' fitout to the office space with a variety of formats provided to meet future occupier requirements. Amenities for office tenants will be provided within the basement including cycle storage, gym space and showers, with an external terrace on the flat roof area above the main entrance also provided. The proposals for the restaurant use have been designed to allow for a variety of potential future occupiers, with an approach for ventilation/extraction being designed to cater for the most intensive type of commercial kitchen / extraction requirements if necessary.

As part of the determination process we are keen to avoid any planning or listed building consent conditions requiring the submission of further information which would delay the delivery of the development. We would therefore welcome early engagement with the Council regarding conditions during the determination period. Relevant information that has previously been submitted in discharge of conditions attached to Planning Permission 132737/FO/2022 and Listed Building Consent 132738/LO/2022 is also submitted in order to avoid duplicate conditions.

The application is supported by the following documents and drawings which together provide an understanding of the extent of works, the methodology and impact on the heritage significance of the building, and consideration of relevant planning matters.

1. Covering Letter (Ljr/21.1590/rf02) prepared by Paul Butler Associates.
2. Completed Application Forms for Planning Permission and Listed Building Consent and Ownership Certificates.
3. Planning and Heritage Statement prepared by Paul Butler Associates (Heritage Context & Historical Development report prepared by BB Studio has also been submitted for reference).
4. Design and Access Statement prepared by AXI.
5. ID Pack prepared by AXI.
6. Noise Impact Statement prepared by Hilson Moran.
7. Restoration Schedule prepared by AXI.
8. Architectural Drawings prepared by AXI:
 - 010 SITE BLOCK AND LOCATION PLAN
 - B 01 EXISTING BASEMENT FLOOR PLAN
 - B 000 EXISTING GROUND FLOOR PLAN
 - B 001 EXISTING FIRST FLOOR PLAN
 - B 002 EXISTING SECOND FLOOR PLAN
 - B 003 EXISTING THIRD FLOOR PLAN
 - B 030 EXISTING EXTERNAL ELEVATIONS
 - B 019 BASEMENT FLOOR BWIC PLAN
 - B 020 GROUND FLOOR BWIC PLAN
 - B 021 FIRST FLOOR BWIC PLAN
 - B 022 SECOND FLOOR BWIC PLAN
 - B 023 THIRD FLOOR BWIC PLAN
 - 040 GROUND FLOOR PLAN HERITAGE RESTORATION DETAILS AS PROPOSED
 - 041 FIRST FLOOR PLAN HERITAGE RESTORATION DETAILS AS PROPOSED
 - 042 SECOND FLOOR PLAN HERITAGE RESTORATION DETAILS AS PROPOSED
 - 043 THIRD FLOOR PLAN HERITAGE RESTORATION DETAILS AS PROPOSED
 - 050 GROUND FLOOR HERITAGE RESTORATION REFLECTED CEILING PLAN DETAILS
 - 051 FIRST FLOOR HERITAGE RESTORATION REFLECTED CEILING PLAN DETAILS
 - 052 SECOND FLOOR HERITAGE RESTORATION REFLECTED CEILING PLAN DETAILS

- 053 THIRD FLOOR HERITAGE RESTORATION REFLECTED CEILING PLAN DETAILS
- 060 GROUND FLOOR HERITAGE RESTORATION PHOTOGRAPHIC RECORD PLAN
- 061 FIRST FLOOR HERITAGE RESTORATION PHOTOGRAPHIC RECORD PLAN
- 062 SECOND FLOOR HERITAGE RESTORATION PHOTOGRAPHIC RECORD PLAN
- 063 THIRD FLOOR HERITAGE RESTORATION PHOTOGRAPHIC RECORD PLAN
- 070 TYPICAL HERITAGE SKIRTING AND CORNICE RESTORATION DETAILS
- B 099 PROPOSED BASEMENT FLOOR PLAN
- B 100 PROPOSED GROUND FLOOR PLAN
- B 101 PROPOSED FIRST FLOOR PLAN
- B 102 PROPOSED SECOND FLOOR PLAN
- B 103 PROPOSED THIRD FLOOR PLAN
- B 119 PROPOSED BASEMENT FLOOR PARTITIONS
- B 120 PROPOSED GROUND FLOOR PARTITIONS
- B 122 PROPOSED SECOND FLOOR PARTITIONS
- B 123 PROPOSED THIRD FLOOR PARTITIONS
- B 130 PROPOSED EXTERNAL ELEVATIONS
- 200 GROUND FLOOR CORRIDOR SECTION DETAILS AS PROPOSED
- 210 GROUND FLOOR LOUNGE SECTION DETAILS AS PROPOSED
- 211 GROUND FLOOR LIFT LOBBY SECTION DETAILS AS PROPOSED
- 500 PROPOSED GROUND FLOOR INTERNAL ENTRANCE DETAILS
- 502 GROUND FLOOR ENTRANCE GLAZING DETAILS
- B 300 PROPOSED GROUND FLOOR REFLECTIVE CEILING PLAN
- B 302 PROPOSED SECOND FLOOR REFLECTIVE CEILING PLAN
- B 303 PROPOSED THIRD FLOOR REFLECTIVE CEILING PLAN
- B500 SUITE 1 BANQUETTE DETAILS
- B501 SUITE 1 BOOTH & WORKPOD DETAILS 0
- B502 SUITE 1 BOOTH & WORKPOD DETAILS SHEET 2
- B503 SUITE 1 KITCHENETTE DETAILS
- B504 SUITE 1 POSEUR SEATING DETAILS
- B524 SUITE 4 KITCHENETTE DETAILS
- B525 SUITE 4 BANQUETTE DETAILS
- B526 SUITE 5 KITCHEN ISLAND DETAILS
- B527 SUITE 5 LONG BANQUETTE DETAILS
- B528 SUITE 6 KITCHENETTE DETAILS
- B529 SUITE 6 BANQUETTE DETAILS
- B530 SUITE 7 BANQUETTE DETAILS
- B531 SUITE 7 BOOTH DETAILS
- B532 SUITE 7 POD DETAILS
- B533 SUITE 7 ENTRANCE BANQUETTE DETAILS
- B535 SUITE 7 KITCHEN DETAILS
- B536 SUITE 7 KITCHEN ISLAND DETAILS
- B537 SUITE 8 KITCHENETTE DETAILS
- B538 SUITE 8 BANQUETTE DETAILS
- B539 SUITE 9 KITCHENETTE DETAILS
- B540 SUITE 9 BANQUETTE DETAILS
- B550 ROOF TERRACE DETAILS
- B573 THIRD FLOOR SECONDARY GLAZING TYPE 1
- B574 THIRD FLOOR SECONDARY GLAZING TYPE 2

- B575 THIRD FLOOR SECONDARY GLAZING TYPE 3
- B576 SECOND FLOOR SECONDARY GLAZING TYPE 4
- B577 SECOND FLOOR SECONDARY GLAZING TYPE 2
- B578 SECOND FLOOR SECONDARY GLAZING TYPES 5-8
- B599 PROPOSED BASEMENT CEILING FINISHES PLAN
- B600 PROPOSED GROUND CEILING FINISHES PLAN
- B602 PROPOSED SECOND CEILING FINISHES PLAN
- B603 PROPOSED THIRD CEILING FINISHES PLAN
- B609 PROPOSED BASEMENT FLOOR FINISHES PLAN
- B610 PROPOSED GF FLOOR FINISHES PLAN
- B612 PROPOSED SF FLOOR FINISHES PLAN
- B613 PROPOSED TF FLOOR FINISHES PLAN
- B619 PROPOSED BASEMENT WALL FINISHES FLOOR PLAN
- B620 PROPOSED GROUND WALL FINISHES FLOOR PLAN
- B622 PROPOSED SECOND FLOOR WALL FINISHES PLAN
- B623 PROPOSED THIRD FLOOR WALL FINISHES PLAN

9. Structural Drawings by DW Consulting LLP

- S-B-01 REV A STRUCTURAL WORKS - BASEMENT LEVEL
- S-G-05 REV B STRUCTURAL WORKS - GROUND FLOOR LEVEL
- S-G-06 STRUCT WORKS - GROUND FLOOR LEVEL ENTRANCE AREA
- S-G-07 EXISTING FLOOR CONSTRUCTION - GROUND FLOOR LEVEL
- S-G-08 STRUCT WORKS - ENTRANCE AREA PROPPING LOADS
- S-01-10 REV C STRUCTURAL WORKS - FIRST FLOOR LEVEL
- S-01-12 EXISTING FLOOR CONSTRUCTION - FIRST FLOOR LEVEL
- S-02-20 REV D STRUCTURAL WORKS - SECOND FLOOR LEVEL
- S-02-22 EXISTING FLOOR CONSTRUCTION - SECOND FLOOR LEVEL
- S-03-30 STRUCTURAL WORKS - THIRD FLOOR LEVEL
- S-03-32 EXISTING FLOOR CONSTRUCTION - THIRD FLOOR LEVEL

10. M+E Details by Hilson Moran:

- 27618-HM-ZZ-01-DR-ES-4202 REV 03 ELECTRICAL SERVICES FIRST FLOOR CONTAINMENT LAYOUT
- 27618-HM-ZZ-02-DR-ES-4203 REV 04 ELECTRICAL SERVICES SECOND FLOOR CONTAINMENT LAYOUT
- 27618-HM-ZZ-03-DR-ES-4204 REV 04 ELECTRICAL SERVICES THIRD FLOOR CONTAINMENT LAYOUT
- 27618-HM-B1-DR-ES-4200 REV 03 ELECTRICAL SERVICES BASEMENT LEVEL CONTAINMENT LAYOUT
- 27618-HM-GF-DR-ES-4201 REV 04 ELECTRICAL SERVICES GROUND FLOOR CONTAINMENT LAYOUT
- 27618-HM-ZZ-RF-DR-ES-4205 REV 03 ELECTRICAL SERVICES ROOF LEVEL CONTAINMENT LAYOUT
- 27618-HM-ZZ-01-DR-ES-6202 REV 03 ELECTRICAL SERVICES FIRST FLOOR FIRE ALARM & SECURITY SERVICES LAYOUT

- 27618-HM-ZZ-02-DR-ES-6203 REV 04 ELECTRICAL SERVICES SECOND FLOOR CAT B FIRE ALARM & SECURITY SERVICES LAYOUT
- 27618-HM-ZZ-03-DR-6204 REV 04 ELECTRICAL SERVICES THIRD FLOOR CAT B FIRE ALARM & SECURITY SERVICES LAYOUT
- 27618-HM-ZZ-B1-DR-ES-6200 REV 03 ELECTRICAL SERVICES BASEMENT LEVEL FIRE ALARM & SECURITY SERVICES LAYOUT
- 27618-HM-ZZ-GF-DR-ES-6201 REV 04 ELECTRICAL SERVICES GROUND FLOOR CAR B FIRE ALARM & SECURITY SERVICES LAYOUT
- 27618-HM-ZZ-RF-DR-ES-6205 REV 03 ELECTRICAL SERVICES ROOF LEVEL FIRE ALARM & SECURITY SERVICES LAYOUT
- 27618-HM-ZZ-01-DR-ES-2202 REV 03 ELECTRICAL SERVICES FIRST FLOOR LIGHTING EMERGENCY LIGHTING & LIGHTING CONTROLS LAYOUT
- 27618-HM-ZZ-02-DR-ES-2203 REV 04 ELECTRICAL SERVICES SECOND FLOOR LIGHTING EMERGENCY LIGHTING & LIGHTING CONTROLS LAYOUT
- 27618-HM-ZZ-03-DR-ES-2204 REV 04 ELECTRICAL SERVICES THIRD FLOOR LIGHTING EMERGENCY LIGHTING & LIGHTING CONTROLS LAYOUT
- 27618-HM-ZZ-B1-DR-ES-2200 REV 03 ELECTRICAL SERVICES BASEMENT LEVEL LIGHTING EMERGENCY LIGHTING & LIGHTING CONTROLS LAYOUT
- 27618-HM-ZZ-B1-DR-ES-2201 REV 04 ELECTRICAL SERVICES GROUND FLOOR LIGHTING EMERGENCY LIGHTING & LIGHTING CONTROLS LAYOUT
- 27618-HM-ZZ-RF-DR-ES-2205 REV 03 ELECTRICAL SERVICES ROOF LEVEL LIGHTING EMERGENCY LIGHTING & LIGHTING CONTROLS LAYOUT
- 27618-HM-ZZ-01-DR-ES-3202 REV 03 ELECTRICAL SERVICES FIRST FLOOR GENERAL SMALL POWER & ANCILLARY SERVICES LAYOUT
- 27618-HM-ZZ-DR-ES-3203 REV 04 ELECTRICAL SERVICES SECOND FLOOR GENERAL SMALL POWER & ANCILLARY SERVICES LAYOUT
- 27618-HM-ZZ-03-DR-ES-3204 REV 04 ELECTRICAL SERVICES THIRD FLOOR GENERAL SMALL POWER & ANCILLARY SERVICES LAYOUT
- 27618-HM-ZZ-B1-DR-ES-3200 REV 03 ELECTRICAL SERVICES BASEMENT LEVEL GENERAL SMALL POWER & ANCILLARY SERVICES LAYOUT
- 27618-HM-ZZ-GF-DR-ES-3201 REV 04 ELECTRICAL SERVICES GROUND FLOOR GENERAL SMALL POWER & ANCILLARY SERVICES LAYOUT
- 27618-HM-ZZ-RF-DR-ES-3205 REV 03 ELECTRICAL SERVICES ROOF LEVEL GENERAL SMALL POWER & ANCILLARY SERVICES LAYOUT
- 27618-HM-ZZ-DR-MS-1202 REV 04 MECHANICAL SERVICES FIRST FLOOR HEATING/COOLING LAYOUT
- 27618-HM-ZZ-01-DR-M2-2202 REV 04 MECHANICAL SERVICES FIRST FLOOR VENTILATION LAYOUT
- 27618-HM-ZZ-01-DR-PH-1202 REV 05 PUBLIC HEALTH SERVICES FIRST FLOOR DOMESTIC HOT & COLD WATER AND ABOVE GROUND WASTE SERVICES LAYOUT
- 27618-HM-ZZ-02-DR-MS-1203 REV 06 MECHANICAL SERVICES SECOND FLOOR HEATING/COOLING LAYOUT
- 27618-HM-ZZ-02-DR-MS-2203 REV 07 MECHANICAL SERVICES SECOND FLOOR VENTILATION LAYOUT
- 27618-HM-ZZ-02-DR-PH-1203 REV 05 PUBLIC HEALTH SERVICES SECOND FLOOR DOMESTIC HOT & COLD WATER AND ABOVE GROUND WASTE SERVICES LAYOUT
- 27618-HM-ZZ-03-DR-MS-1204 REV 05 MECHANICAL SERVICES THIRD FLOOR HEATING/COOLING LAYOUT

- 27618-HM-ZZ-03-DR-MS-2204 REV 05 MECHANICAL SERVICES THIRD FLOOR VENTILATION LAYOUT
- 27618-HM-ZZ-03-DR-PH-1204 REV 05 PUBLIC HEALTH SERVICES THIRD FLOOR DOMESTIC HOT & COLD WATER AND ABOVE GROUND WASTE SERVICES LAYOUT
- 27618-HM-ZZ-B1-DR-MS-1200 REV 04 MECHANICAL SERVICES BASEMENT LEVEL HEATING/COOLING LAYOUT
- 27618-HM-ZZ-B1-DR-MS-2200 REV 04 MECHANICAL SERVICES BASEMENT LEVEL VENTILATION LAYOUT
- 27618-HM-ZZ-B1-DR-PH-1200 REV 04 PUBLIC HEALTH SERVICES BASEMENT LEVEL DOMESTIC HOT & COLD WATER AND ABOVE GROUND WASTE SERVICES LAYOUT
- 27618-HM-ZZ-GF-DR-MS-1201 REV 05 MECHANICAL SERVICES GROUND FLOOR HEATING/COOLING LAYOUT
- 27618-HM-ZZ-GF-DR-MS-2201 REV 05 MECHANICAL SERVICES GROUND FLOOR VENTILATION LAYOUT
- 27618-HM-ZZ-GF-DR-PH-1201 REV 05 PUBLIC HEALTH SERVICES GROUND FLOOR DOMESTIC HOT & COLD WATER AND ABOVE GROUND WASTE SERVICES LAYOUT
- 27618-HM-ZZ-ZZ-DR-MS-2101 REV 04 MECHANICAL SERVICES VENTILATION SCHEMATIC
- 27618-HM-ZZ-ZZ-DR-PH-1101 REV 04 PUBLIC HEALTH SERVICES DRAINAGE SCHEMATIC
- 27618-HM-ZZ-RF-DR-CS-0401 REV 02 COMBINED SERVICES ROOF LEVEL EXISTING AND PROPOSED PLANT SECTIONS
- 27618-HM-ZZ-RF-DR-MS-2206 REV 04 MECHANICAL & ELECTRICAL SERVICES ROOF LEVEL PROPOSED EXTERNAL PLANT LAYOUT

11. Construction Management Plan prepared by Cubic Works.

12. Method Statement Heritage Restoration and Reinstatement Works by Gazelle Art Plaster.

13. Conservation Method Task Statement Timber Repairs.

14. Conservation Method Task Statement for Soft-Strip Out.

15. Method Statement Flooring to 38 Mosley Street, Manchester.

16. Painting & Decorating Method Statement prepared by Cubic Works.

17. Terrace Method Statement information, including:

- Removal of Glass from 38 Mosley Street Terrace
- Installation of New Aluminium Capping / Cladding at 38 Mosley Street Terrace
- Installation of New Aluminium Frames and Glass at 38 Mosley Street Terrace
- Additional Terrace Demolition information
- Risk assessment for : City Glass (Manchester) Co Ltd

The application fee of £234 has been paid via the Planning Portal on submission of the application.

We trust that this information is sufficient to enable the positive determination of this application and we look forward to working with the Council in progressing it through to determination.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Taylor', written in a cursive style.

Ralph Taylor BSc MPLAN MRTPI
Associate Director