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3rd August 2022

FAO Mr D Brettell
Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester
M60 2LA

Dear David,

**LISTED BUILDINGS AND CONSERVATION AREAS ACT 1990
APPLICATION FOR LISTED BUILDING CONSENT BONDED WAREHOUSE, LOWER BYROM STREET,
MANCHESTER, M3 4AP (REFERENCE PP-11452046)**

Please find enclosed a listed building consent application seeking consent for refurbishment and alterations to create office accommodation at Bonded Warehouse, Lower Byrom Street, Manchester. The application has been submitted via the Planning Portal (reference PP-11452046) on behalf of the applicant, All Work & Social Bonded Ltd. The description of development is as follows:-

"Listed building consent for the refurbishment and alteration of Levels 2, 3 and 6 for offices (Use Class E) including insertion of mezzanine, partitions, lecture seating, and glass external doors (retrospective)."

The grade II listed Bonded Warehouse is located within, and forms a fundamental element of, the exciting and growing Enterprise City district of Manchester. Enterprise City is an inspirational new district, with exceptional workspaces, inspiring cultural spaces, and bespoke city centre living. It's a media, tech and creative cluster designed to connect people and businesses, encourage, collaboration, and create success through expert place-making.

The area was formerly occupied by Granada television and is now proposed for redevelopment through the St John's masterplan, which has been endorsed by the Council through the St John's Strategic Regeneration Framework.

In 2016, planning consent was granted for the refurbishment of the Bonded Warehouse, as the first phase of the St John's Masterplan (ref 109241/FO/2015/C1). The building was not listed at that time but was considered to be a non-designated heritage asset. Work was undertaken under this consent to Levels 4 and 5 to create new offices, and refurbishment and strip-out work continued to other levels. A further planning consent was approved in 2018, following which works were undertaken to Level 1 to create a mixture of offices, studios, and leisure uses.

The building was subsequently listed in July 2018 and as a result of this listing and changes to the proposals, the current applications are submitted to regularise work undertaken to the listed building.

The development will:-

- provide contemporary workspace for small and entrepreneurial businesses;
- provide flexible, co-working, collaborative, social office accommodation to encourage growth and development in the tech and creative industries in Enterprise City and Manchester;
- be the home of Exchange, a mentoring and support programme specifically designed to grow rising tech and creative businesses;
- bring the Bonded Warehouse back in to full, active use with a new, unique identity;
- deliver a fit-out which protects and celebrates the uniqueness of the building; and
- provide a new workspace environment that stands apart from typical Manchester office schemes.

In addition, there are numerous public benefits flowing from the proposed development, these are that it will:-

- bring a long-term vacant/ underused building back into active use;
- secure the long-term future of a listed building;
- enable the restoration of key features of the listed building;
- reveal and restore aspects of the building which were previously concealed;
- through the greater number of people using the building, allow more people to see and appreciate the building's history and original use;
- provide equal access arrangements for all into and throughout the building;
- provide modern employment space providing accommodation for more jobs in the city in an industry identified for strategic growth; and
- increase activity at street level through additional footfall and views into and out of the building providing overlooking, natural surveillance and increasing feelings of security within the city centre.

The application comprises and is supported by a number of documents as set out below.

- Planning application forms and certificates;
- Design & Access Statement, prepared by Allied London;
- Planning Statement, prepared by Zerum;
- Heritage Statements prepared by Stephen Levrant Heritage Architecture;
- Waste and Servicing Strategy, including Waste Management pro forma, prepared by Vectos;
- Operational Management Strategy prepared by Allied London;
- Building Fabric Interventions, prepared by OBI;
- Sustainability Strategy Statement, prepared by Crookes Walker; and
- Acoustic Assessment prepared by Sandy Brown.

The application is also supported by a full set of application plans, please refer to the accompanying schedule for details.

This application is a resubmission of an earlier application which was erroneously disposed of by the Council. It is accepted by the applicant that the works that have taken place have done so without authorisation. However, this application seeks to authorise the works from the point of

determination forwards. Notwithstanding that the works remain unauthorised under listed building regulations, they do currently have the benefit of an identical planning permission.

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of the application's registration. Should you wish to discuss the proposals or have any queries please do not hesitate to contact me.

I look forward to hearing from you in due course.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'DSE' followed by a stylized flourish.

Diane Ellis
Associate Planner

Encs