



Application for Listed Building Consent for alterations, extension or demolition of a listed building

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

02 Apollo Theatre and Club Apollo
Corner of Stockport Rd and Hyde Rd
Ardwick Green
Manchester
M12 6AP

Applicant Details

Name/Company

Title

Mr

First name

Keith

Surname

Forshaw

Company Name

Live Nation (Music) UK Ltd

Address

Address line 1

02 Apollo Theatre

Address line 2

Stockport Rd

Address line 3

Ardwick Green

Town/City

Manchester

County

Greater Manchester

Country

England

Postcode

M12 6AP

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Ian

Surname

Heald

Company Name

JBH Developments Ltd

Address

Address line 1

Silverwell Chambers

Address line 2

15 Silverwell St

Address line 3

Town/City

Bolton

County

Country

United Kingdom

Postcode

BL1 1PP

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

O2 Apollo Theatre Manchester Stage 1 Investigations and repairs as detailed on the appended drawings and detailed Schedule of Works.

The purpose of the work is to make safe existing defects as well as to carry out intrusive and non intrusive investigations which it is hoped will reduce the scale of intrusive repair and protection works required to protect the heritage asset in the longer term.

The works may be summarised as detailed below and are split between the main operational O2 Apollo building and the non - operational Club Apollo buildings. Both buildings were constructed together in 1938.

The detailed impact on the heritage asset is detailed within the Design Access and Heritage Impact Statement.

Temporary scaffolding access and preliminary works to both buildings .

Temporary propping and support within Club Apollo Only

Repair and stabilisation of parapets to both buildings . This will include the careful repair and rebuilding of brick and Faience parapet details and capping's.

Demolition and strip out including removal of ACMS within Club Apollo only .

This will include the cataloguing and protection of remaining heritage assets . The Interior of Club Apollo will then be be stripped to remove the following

Inappropriate historic alterations including bars , and seating

Defective and life expired services installations including kitchens and sanitary appliances back to mains incomers.

Defective life expired floor wall and ceiling finishes including defective wall and ceiling plaster . This will follow a full plaster survey by the plaster specialists to limit removal to those areas of existing damage. The works will also include protection of remaining fibrous plaster.

Dry rot eradication and treatment.

Protection of remaining historic doors and Joinery.

Removal of inappropriate historically applied mosaic and stone facings to Club Apollo elevation 4 .

Concrete works as part of the intrusive investigations . These will be made good to appropriate conservation standards to leave repair sites largely invisible.

Masonry works as part of intrusive investigations . These will be made good to appropriate conservation standards to leave repair sites largely invisible.

Faience works as part of intrusive investigations and sampling. These sites will be temporarily reinstated using ceramic tiles matching the faience as closely as possible due to the long lead in times for final design and manufacture of the replacement faience. The longer term works will include full reinstatement using faience manufactured by the successor to the original tile manufacturer.

Intrusive and non-destructive testing and appraisal including specialist testing and appraisal by specialists.

Roof Repairs

Repairs to plasterwork and finishes to test sites using appropriate matching lime plasters within the main venue.

Localised pointing and masonry repairs using best conservation principals.

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

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☐ 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).

Refer to detailed Drawings Schedule of works and Photographs Appended to the application as follows

JBHD Drawings JBHD 1141-01-001-027

BKP Drawings 14356-BKP-XX-XX-SK-S-1000

JBHD Drawing Register JBHD Stage 1 Investigation Contract Drawing Register Planning 3rd March 2026

JBHD Schedule of Works JBHD 1141 Apollo Stage 1 Intrusive Investigation and Emergency Repair S of W draft 4

JBHD 1141 Apollo MEWP 27th April 25

JBHD 1141 Photos External Facades Main Building

JBHD1141 Photos main Building Roof and Roof Walls

JBHD 1141 Photos Apollo Main Building Internals

JBHD 1141 Club Apollo MEWP 27th April 25

JBHD 1141 Photos Club Apollo Internal

JBHD 1141 Photos Club Apollo External Elevations

JBHD 1141 Photos Club Apollo Roof and Roof Walls

JBHD 1141 Design Access and Heritage Impact Statement Manchester Apollo Issue 2

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:

External walls

Existing materials and finishes:

Red Rustic Facing Brickwork set in natural Lime Mortar Cream faience tiles and detailing with common brick backings. Pre cast concrete parapet capping's Faience capping's and ornamentation in cream and black to principal facades and wrap arounds In situ concrete details Embedded steel frame to main auditorium and front elevation to Apollo main building only. Embedded steel Lintels and supports to facade penetrations. In situ reinforced concrete components behind brick and faience facades. Mosaic tiles and stone facings applied over original faience applied as part of historic alterations to Club Apollo

Proposed materials and finishes:

Localised opening up investigation repair and reinstatement as part of this contract. A separate application will be made to cover long term remediation and repair following completion of this investigative stage . Red Rustic Facing Brickwork set in natural Lime Mortar .: Reclaimed from existing or matching reclaimed Cream faience tiles and detailing with common brick backings. Generally Reclaimed from existing where possible or temporary repair with ceramic tile. Long term replaced like for like by items manufactured by the successor to the original manufacturer. Pre cast concrete parapet capping's ; Reclaimed from existing . Re bedded in Lime mortar Faience capping's and ornamentation in cream and black to principal facades and wrap arounds; Reclaimed from Existing where affected In situ concrete details . Repaired like for like Embedded steel frame to main auditorium and front elevation to Apollo main building only. Not Impacted by this batch of works Embedded steel Lintels and supports to facade penetrations. Repaired like for like In situ reinforced concrete components behind brick and faience facades. Repaired like for like. Mosaic and Stone facing removed as part of this work only to allow assessment of main facade behind. Long term the facade will be restored with replacement faience. Details for this work will form part of a separate application .

Type:

Roof covering

Existing materials and finishes:

Bitumen felt with green mineral finish.

Proposed materials and finishes:

Localised repair only as part of this contract. A separate application will cover long term repair and overhaul works to Club Apollo Bitumen Felt with green mineral finish.

Type:

Other

Other (please specify):

Roof Struct and deck auditorium

Existing materials and finishes:

Steel Trusses and purlins supporting profiled metal decking to principal auditoria to both venues.

Proposed materials and finishes:

Localised repair in plywood proposed to Club Apollo as part of this application to allow roof coverings to be made wind and watertight. Main Apollo Venue as existing. Long Term Club Apollo decking will undergo significant repairs / replacement which will form the basis of a separate detailed application.

Type:

Other

Other (please specify):

Roof Struct and decks ancillary

Existing materials and finishes:

In situ reinforced concrete to both buildings

Proposed materials and finishes:

In Situ Reinforced concrete temporarily propped within Club Apollo in accordance with engineers design intent details. Test Sites in both buildings will be repaired like for like with the proposed long term repair and or replacement of slabs suffering from extensive reinforcement corrosion forming part of a subsequent application

Type:

External doors

Existing materials and finishes:

Mixture Of Timber and metallic doors of various designs some original and some replacement.

Proposed materials and finishes:

Generally unaffected by current package of works. Repair and replacement of doors will form part of a subsequent application. A new roof access door is proposed to provide access into the roof void to Club Apollo. The door will be a traditionally detailed softwood framed solid core Softwood edged and lipped plywood door which will in any event be hidden behind the parapet to the building.

Type:

Chimney

Existing materials and finishes:

Brick built chimney with modern proprietary cowl hidden within the perimeter walls to the existing fly tower.

Proposed materials and finishes:

Unaffected by Present works Brick built chimney with modern proprietary cowl hidden within the perimeter walls to the existing fly tower

Type:

Ceilings

Existing materials and finishes:

Auditorium main building lime plaster on steel EML and steel secondary supports with extensive fibrous plaster ornamentation and detailing. Auditorium Club Apollo lime plaster on steel EML and steel secondary supports with limited fibrous plaster detailing / cornices . Ancillary accommodation lime plaster applied directly to concrete floor and roof slab soffits to both buildings. Sundry timber, plasterboard on timber, and grid suspended ceilings are more recent additions within Club Apollo. Textured coatings containing ACMs within Club Apollo. Double plaster boarded ceiling on timber structure to ground floor of Club Apollo

Proposed materials and finishes:

Auditorium Main Building lime plaster on steel EML and steel secondary supports with extensive fibrous plaster ornamentation and detailing. No works or testing proposed as part of this remedial works package. Auditorium Club Apollo lime plaster on steel EML and Steel secondary supports with limited fibrous plaster detailing / cornices. Full Survey to be undertaken to all ceilings in conjunction with Plaster Inspection and Repair Specialist Hayles and Howe. Areas of significant damage to be removed and stabilised and areas of fibrous plaster recorded and templated. Extent to be confirmed based on the survey carried out in accordance with ABTT GN 20 . Repairs and reinstatement will form part of a separate application. Ancillary accommodation lime plaster applied directly to concrete floor and roof slab soffits to both buildings . Works to the Main Apollo building will involve localised removal and reinstatement in lime plaster specification to match existing by specialists. Within Club Apollo plaster is to be removed in its entirety being in poor condition and affected by water penetration and structural defects to the supporting structures. The reinstatement will form part of a subsequent application when the scope of works to the structural slabs has been identified . Reinstatement will be on a like for like basis using lime based plasters installed by plaster specialists. Sundry timber, plasterboard on timber and grid suspended ceilings within Club Apollo are to be removed back to original finishes. All ACM containing textured coatings within Club Apollo are to be removed by licensed contractors. Reinstatement will form part of a subsequent application Double plaster boarded ceiling on timber structure to ground floor of Club Apollo will be subject to opening up and reinstatement like for like as part of dry rot eradication works

Type:

Internal walls

Existing materials and finishes:

Mixture of the following to both buildings Lime plastered masonry to the internal face of the external facades and internal partitions forming part of original construction. Variety of partitioning systems with board finishes to internal layout modifications bars seating areas and the like. Textured Coatings containing ACMs within Club Apollo.

Proposed materials and finishes:

Works within the main building will be limited to strip and reinstatement of masonry and lime plaster to test sites. Within Club Apollo all plaster will be surveyed by the appointed plaster specialist. Areas of plaster extensively damaged by water penetration and dry rot infestation will be removed with reinstatement included within a subsequent application. All bar seating and partitions added since initial construction are also to be removed to return the building to original layout and allow full structural appraisal to take place. Reinstatement and repairs will form part of a subsequent application. Textured Coatings containing ACMs within Club Apollo are to be removed in their entirety.

Type:

Floors

Existing materials and finishes:

Reinforced concrete floors with a variety of more recently installed applied finishes to both buildings . Localised use of in situ terrazzo flooring is noted to both buildings much subsequently covered by applied floor finishes

Proposed materials and finishes:

Within the main Building and Club Apollo localised test sites will be opened up and reinstated like for like. Terrazzo where affected will be reinstated as part of long term repairs packages which will be included within subsequent applications. Likewise structural repairs which will be scoped and quantified by this initial batch of investigation works. Within Club Apollo all applied floor coverings will be removed and discarded.

Type:

Internal doors

Existing materials and finishes:

Variety of internal doors and joinery with many period joinery and associated ironmongery and handrailing provisions remaining.

Proposed materials and finishes:

Within the main building non of the original doors and joinery are significantly impacted . Within Club apollo areas affected by dry rot are to be recorded and templated prior to removal. Salvageable items within the zone of influence will be catalogued removed and stored for re use. Items affected by dry rot will be discarded after recording. Items remaining in site which are at risk of damage will be fully recorded and protected. Non period additions within Club Apollo are to be removed and discarded and include bars seating and other non period joinery fixtures and fittings extent as detailed on the drawings. Repair and reinstatement within Club Apollo will be like for like the scope of which will form part of subsequent applications .

Type:

Rainwater goods

Existing materials and finishes:

Mixture of original cast iron and lead and replacement PVC-U rainwater goods and sanitary pipe works

Proposed materials and finishes:

Mixture of original cast iron and lead and replacement PVC-U rainwater goods and sanitary pipework's . The proposed works will not impact visible sections of the installations in either building. Within Club Apollo all services are to be stripped back to principal incomers . Repair and reinstatement will be included within subsequent applications.

Type:

Other

Other (please specify):

Sanitary Appliances Bars Kitchens

Existing materials and finishes:

Mixture of replacement provisions added since initial construction.

Proposed materials and finishes:

Within the main venue non are affected by proposed works. Within Club Apollo it is proposed to strip and discard all existing life expired provisions extent as shown on drawings and including services feeds , partitions , sanitary appliances bars seating and the like

Type:

Other

Other (please specify):

Mechanical and Electrical Services

Existing materials and finishes:

All services have been progressively replaced within both venues commensurate with ongoing requirements for operational use. Historic ventilation equipment remains within both venues and is operational within the main Apollo building. Historic light fittings are present within the Club Apollo auditorium Cast iron radiators are recorded to both

Proposed materials and finishes:

Services within the main Building remain un affected by the present works package. To Club Apollo the vent equipment will be protected for future re use if feasible. To club apollo historic lighting and radiators will either be protected in situ or removed and protected in safe storage.

The remainder of the services installation within Club Apollo is life expired and will be stripped back to principal incomers with removed items discarded.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Macadam and concrete surfacing with Pre Cast concrete edgings and Kerbs

Proposed materials and finishes:

Macadam and concrete surfacing with Pre Cast concrete edgings and Kerbs . Provisions unaffected by present works packages .

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Metal Railings and Gates to car Park on Stockport Rd /Hyde Rd . Metal Gates to either end of the access alley between Hyde Rd and Apsley Grove

Proposed materials and finishes:

Metal Railings and Gates to car Park on Stockport Rd /Hyde Rd . Metal Gates to either end of the access alley between Hyde Rd and Apsley Grove ; All boundaries are unaffected by the present package of works .

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

Refer to detailed Drawings and Schedule of works and Photographs Appended to the application as follows

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Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes
☐ No

If Yes, please provide details

Adjoining Owners were contacted and impact discussed prior to initial surveys .

Detailed liaison will take place with the Adjoining Owners during the tender process to assess impact of the works and scaffolding and to ensure AO's are protected.

Both immediate neighbours are regularly consulted regarding day to day operation of the venue.

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

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

Certificates under 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

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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Ian

Surname

Heald

Declaration Date

03/03/2026

☒ Declaration made

Declaration

I/We hereby apply for 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

Ian Heald

Date

04/03/2026

