MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
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PO Box 532 Town Hall
Manchester M60 2LA

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

Town and Country Planning Act 1990 (as amended); 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

Arch 122

Address Line 1

Woollam Place

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M3 4JJ

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

Easting (x)

382918

Northing (y)

397806

Description

Applicant Details

Name/Company

Title

Mr

First name

Daniel

Surname

Foggo

Company Name

Grano Santo Ltd

Address

Address line 1

29 Cheltenham Road

Address line 2

Address line 3

Town/City

Manchester

County

County optional

Country

United Kingdom

Postcode

M21 9GL

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

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 details of proposals to alter, extend or demolish the listed building(s)

The proposed development is for a change of use from Class B8 to Class E(g)(iii) bakery production and retail space. As part of this application, works are proposed to alter a small section of the rear brick wall infill of the railway arch. Although not part of the listed structure itself, the infill attachs to the underside of the railway viaduct which is a listed structure.

The alteration consists of removing a 1m x 1m section of the breeze block and exterior brick wall in order to house a recessed louvre vent covered by a decorative screen in keeping with the aesthetic of the building. Internally, a short duct and motor will be attached to the wall, underneath which will sit a canopy.

No other physical changes are proposed to the premises or building.

The remainder of the development consists of fitting out the unit with free-standing baking equipment.

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

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).

The proposal involves the removal of a 1m x 1m section of breeze block infil to the south-westerly facing wall underneath the arch. A recessed louvre vent will be inserted and covered with a decorarative screen in keeping with the aesthetic of the building and broader viaduct structure.

Internally, a short run of ducting will be attached to the breeze block infill and connected to a motor and extraction hood beneath.

No other alterations are proposed.

Extraction plans and drawings are enclosed with the application.

Materials

Does the proposed development require any materials to be used?

◯ Yes
⊘ No

Site Area

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

152.22

Unit

Sq. metres

Existing Use

Please describe the current use of the site

Warehouse, storage and light industrial.

Is the site currently vacant?

⊘ Yes
◯ No

If Yes, please describe the last use of the site

No previously tenanted or occupied use. It is a refurbished railway arch. This will be for the first active use of the unit post-refurbishment.

When did this use end (if known)?

dd/mm/yyyy

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

Pedestrian and Vehicle Access, Roads and Rights of Way

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

◯ Yes
⊘ No

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

◯ Yes
⊘ No

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

◯ Yes
⊘ No

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

◯ Yes
⊘ No

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

◯ Yes
⊘ No

Vehicle Parking

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

◯ Yes
⊘ No

Foul Sewage

Please state how foul sewage is to be disposed of:

☑ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

◯ Yes
⊘ No
◯ Unknown

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
◯ No

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

⊘ Yes
◯ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☑ Main sewer

☐ Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

◯ Yes
⊘ 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
⊘ No

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 the requirement does not apply to the development.

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

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in The Environment Act 2021: "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:
Development subject to the de minimis exemption (development below the threshold)

What best describes the size of your site?:
Over 25 square metres

Please justify the reason why biodiversity net gain does not apply:
The application is for change of use from light industrial class B to food and retail Class E. Minimal changes are proposed to the site and none are external to the premises. The development does not affect any onsite priority habitat.

Note: Please read the help text for further information why developments may be exempt or not in scope.

Waste Storage and Collection

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

⊘ Yes
◯ No

If Yes, please provide details:

8 clearly labelled bins will be provided: 2 x non-recyclable/general waste, 1 x mixed glass, 3 x dry mixed recycling, 2 x Food waste.

Bins will be located in dedicated internal areas, separate from food preparation and customer spaces. The storage area and bin sizes will be sufficient to accommodate weekly collections without overflow.

8 x 240L wheeled bins (dimensions w580 x d740 x h1100mm) will be housed in the waste storage area for this purpose.

The premises will be fitted with mechanical extract ventilation to maintain airflow and prevent odour build-up. General ventilation and the extraction system will ensure waste odours do not migrate into food preparation or public areas.

Food waste bins will be labelled and sealed with tight-fitting lids to further control odours.

Floors and walls of the storage area are constructed of washable, durable materials. The areas will be cleaned daily, with bins disinfected after each collection.

Pest-proofing measures will be implemented to prevent infestation.

Staff will receive training in safe handling, segregation, and cleaning procedures.

Waste will be collected twice weekly by a licensed private contractor holding a Waste Carriers Licence.

The business will ensure its frontage and immediate surroundings remain free of litter at all times.

Waste collection by the contractor will take place on a designated day from the area on Woolam Place indicated on the waste management plan.

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

- [x] Yes
- [ ] No

If Yes, please provide details:

Recyclable waste will be stored separately in 3 dedicated waste containers of sufficent capacity to ensure there is no overspill. Recyclable waste will be correctly separated and collected weekly by a licensed private waste contractor.

Recyclable waste will be collected by the contractor on a designated day from the area on Woolam Place indicated on the waste management plan.

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:
E(g)(iii) - Industrial processes - Except where not suitable in a residential area

Existing gross internal floorspace (square metres) (a):
152.22

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):
152.22

Net additional gross internal floorspace following development (square metres) (d = c - a):
0

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)
	152.22	0	152.22	0

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

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:
E(g)(iii) - Industrial processes - Except where not suitable in a residential area

Unknown:
No

Monday to Friday:

Start Time:
03:00

End Time:
17:00

Saturday:

Start Time:
03:00

End Time:
15:30

Sunday / Bank Holiday:

Start Time:
06:00

End Time:
15:00

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- [x] Yes
- [ ] No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Artisanal baking activities will be carried out on site, predominantly bread production and, to a lesser degree, pastry and cake. End products will be a range of bread types, laminated pastries (croissants etc), biscuits and cakes. In addition, cold sandwiches and coffee will be made and sold.

The production processes are: dough mixing, dough shaping and baking of individual loaves. The same processes are involved for pastries, cakes and biscuits.

The machinery involved is: 2 x twin arm dough mixers for bread dough. These are electric mixers and operate slowly with two arms that gently pick up and fold the dough to replicate the movement of a baker's arms. A small spiral mixer will be used for small dough batches and pastry dough. Small kitchen aid style mixers will be used for cakes and biscuits.

A Polin Stratos XP 5 deck electric modular oven will be used for bread baking. This involves 5 individual decks for baking different bread at the same time. The oven is energy efficient and works by switching off each deck as the target temperature is reached. The lining of the oven retains the heat and the ovens switch on again briefly when the temperature starts to dip.

The oven generates steam / vapour as a by product (water evaporation from the bread). This is dealt with by the extraction system to be installed (plans attached). An extraction canopy will catches emissions which are then passed through the carbon filters and dispersed to the rear of the premises via a covered louvre. The baking process lasts 2-5 hours per day.

For pastries, cakes and biscuits, a standard convection oven with internal fan is used. This is a single, upright oven (Unox) and produces small amounts of heat and vapour. This will be located next to the bread oven and any odours and emissions will be captured in the same way as the bread oven.

A coffee machine will sit on a counter close to the entrance to provide hot drinks as a takeaway accompaniment to the baked goods.

Details and specificatoins for both ovens can be found in the appendix to the extraction survey and report.

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

Trade Effluent

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

◯ 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

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

First Name

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

Surname

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

Reference

122 Water St, Manchester M3 4JJ

Date (must be pre-application submission)

27/08/2025

Details of the pre-application advice received

I consulted with Mr Pearson regarding the proposal for the unit and the specifications for a change of use application. I provded details of the current Class Use and information regarding the business use sought for the property. I was advised on various aspects, including:

- odour and noise impact assessments
- waste management proposals
- extraction requirements and specifications for the installation of a louvre vent and decorative screen
- drafting of a management statement to show opening hours and staffing levels at various times
- drawing of boundaries to demonstrate the site
- drawing of extraction design plans
- need for and preparation of a heritage impact report

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 & 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

Can you give appropriate notice to **all** the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

⊘ Yes
◯ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

⊘ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
◯ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run.**
**** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
6th Floor

Address Line 2:
Watling House, 33 Cannon St

Town/City:
London

Postcode:
EC4M 5SB

Date notice served (DD/MM/YYYY):
04/12/2025

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

Daniel

Surname

Foggo

Declaration Date

17/04/2026

- [x] Declaration made

Declaration

I/We hereby apply for Full planning & 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.

- [x] I / We agree to the outlined declaration

Signed

Daniel Foggo

Date

18/04/2026