MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

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

Level 3, Merchants Warehouse

Address Line 1

Castle Street

Address Line 2

Castlefield

Address Line 3

Town/city

Manchester

Postcode

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

Easting (x)

383102

Northing (y)

397529

Description

Level 3, Merchants Warehouse (Bestway Healthcare - Well Pharmacy Offices)

Applicant Details

Name/Company

Title

Mr

First name

Mark

Surname

Weare

Company Name

Bestway Panacea Holdings Limited

Address

Address line 1

Level 3, Merchants Warehouse

Address line 2

Castle Street

Address line 3

Castlefield

Town/City

Manchester

County

Country

United Kingdom

Postcode

M3 4LZ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Joseph

Surname

Raper

Company Name

Turley

Address

Address line 1

Level 5

Address line 2

Transmission

Address line 3

6 Atherton Street

Town/City

Manchester

County

Country

United Kingdom

Postcode

M3 3GS

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)

The Proposed Works have been implemented and are deviations from a previously consented scheme (ref. 108241/LO/2015/C1). The works identified as additional to or in variance with the approved plans are as follows:

1) Two lengths of glazed partitioning have been added between two existing walls to create a meeting room towards the west of the floorplate.
2) The cupboard arrangement along the north wall varies from the approved plans insofar as the partition extends to the wall to create a second, additional cupboard, to the one shown on the approved plans.
3) Opaque film has been added to glazed partitions at the north and south ends of the floorplate to conceal a prayer room and server room. The partitions themselves were consented in 2015.
4) The approved plans show a meeting room created by glazed partitions along the east wall of the building. As implemented, this has been located further to the west and away from the wall.
5) Two lengths of glazed partitioning have been added between two existing walls to create a meeting room.
6) Brick slip cladding has been applied to two existing walls at the north and south ends of the floorplate.

Has the development or work already been started without consent?

- [x] Yes
- [ ] No

If Yes, please state when the development or work was started (date must be pre-application submission)

04/06/2015

Has the development or work already been completed without consent?

- [x] Yes
- [ ] No

If Yes, please state when the development or work was completed (date must be pre-application submission)

01/10/2025

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).

Please refer to measured drawings provided, which show the scheme as previously consented and as built.

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:
Internal walls

Existing materials and finishes:
Glazing with metal framing

Proposed materials and finishes:
Glazing with metal framing

Type:
Internal doors

Existing materials and finishes:
Timber

Proposed materials and finishes:
Timber

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

Please see all submitted drawings and details

Neighbour and Community Consultation

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

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] 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

n/a

Date (must be pre-application submission)

04/12/2025

Details of the pre-application advice received

Site visit with Paul Mason (04/12/25) where the deviations from the previously consented scheme were established and it was agreed that an application for listed building consent to regularise the implemented scheme would be prepared and submitted.

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?
E.g. All the land is owned by a single individual

◯ Yes
⊘ No

Is the land owned by multiple individuals where the details of all individuals are known by the Applicant?
E.g. The land is owned by 2 people and the applicant can provide details of those owners.

⊘ 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 (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 this application relates.

Owner

Name of Owner:
***** REDACTED ******

House name:
Eastgate

Number:
2

Suffix:

Address line 1:
Castle Street

Address Line 2:

Town/City:
Manchester

Postcode:
M3 4LZ

Date notice served (DD/MM/YYYY):
01/06/2026

Person Family Name:

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

Joseph

Surname

Raper

Declaration Date

01/06/2026

☑ 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

Joseph Raper

Date

01/06/2026