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

Application for Planning Permission

Town and Country Planning 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: 40

Suffix:

Property Name: Maybrook House

Address Line 1: Blackfriars Street

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M3 2EG

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

Easting (x): 383716

Northing (y): 398541

Description:

Applicant Details

Name/Company

Title

First name

Surname

c/o agent

Company Name

Deansgate Ventures Limited

Address

Address line 1

c/o agent

Address line 2

c/o agent

Address line 3

c/o agent

Town/City

c/o agent

County

Country

c/o agent

Postcode

M2 3HQ

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

First name

Asteer

Surname

Planning

Company Name

Asteer Planning LLP

Address

Address line 1

3rd Floor, Calico

Address line 2

53-55 Mosley Street

Address line 3

Town/City

Manchester

County

Country

GB

Postcode

M2 3HQ

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Site Area

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

0.21

Unit

Hectares

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 any change of use

Change of use of basement, part ground and all upper floors from gymnasium, restaurant and office use (Use Class E) to hotel (Use Class C1) together with the erection of a two storey vertical extension, external alterations and other associated works.

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

The building comprises a number of existing uses including retail, restaurant, cafe and drinking establishment with the upper floors comprising vacant office space. Part of the basement was last used as a gym but is now vacant.

Is the site currently vacant?

◯ Yes
⊘ No

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

Materials

Does the proposed development require any materials to be used externally?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Walls

Existing materials and finishes:
Please refer to the Design and Access Statement

Proposed materials and finishes:
Existing brick, painted grey Existing precast concrete facade painted warm grey Glazed terracotta tile, brackets painted warm grey Horizontal metalic louvres Neutral tinted glass capless curtain wall system Please refer to the Design and Access Statement

Type:
Windows

Existing materials and finishes:
Please refer to the Design and Access Statement

Proposed materials and finishes:
Metalic PPC fixed slimline window with neutral tinted glass Please refer to the Design and Access Statement

Type:
Doors

Existing materials and finishes:
Please refer to the Design and Access Statement

Proposed materials and finishes:
Glazed door Anodized metal door Please refer to the Design and Access Statement

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Design and Access Statement
275-JMA-B1-ZZ-DR-A-042200 - GA South Elevation Proposed
275-JMA-B1-ZZ-DR-A-042201 - GA East Elevation Proposed
275-JMA-B1-ZZ-DR-A-042202 - GA North Elevation Proposed
275-JMA-B1-ZZ-DR-A-042203 - GA West Elevation Proposed
275-JMA-B1-ZZ-DR-A-042204 - GA Elevations Proposed - East Inner Courtyard
275-JMA-B1-ZZ-DR-A-042205 - GA Elevations Proposed - West Inner Courtyard

Pedestrian and Vehicle Access, Roads and Rights of Way

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

- [ ] Yes
- [x] No

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

- [ ] Yes
- [x] No

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

- [ ] Yes
- [x] No

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

- [ ] Yes
- [x] No

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

- [ ] Yes
- [x] No

Vehicle Parking

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

- [ ] Yes
- [x] No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- [ ] Yes
- [x] 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
- [x] No

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

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:
See accompanying BNG Exemption Statement

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

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

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please see accompanying Drainage Strategy prepared by A10

Waste Storage and Collection

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

- [x] Yes
- [ ] No

If Yes, please provide details:

See Servicing and Waste Management Statement prepared by SLR

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

- [x] Yes
- [ ] No

If Yes, please provide details:

See Servicing and Waste Management Statement prepared by SLR

Trade Effluent

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

- [ ] Yes
- [x] No

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:
Other (Please specify)

Other (Please specify):
Sui Generis

Existing gross internal floorspace (square metres) (a):
123.6

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):
123.6

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

Use Class:
E(d) - Indoor sport, recreation, or fitness - Excluding motorised vehicles, firearms, swimming, and skating

Existing gross internal floorspace (square metres) (a):
510.9

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
510.9

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):
0

Net additional gross internal floorspace following development (square metres) (d = c - a):
-510.9

Use Class:
E(a) - Display/Sale of goods other than hot food

Existing gross internal floorspace (square metres) (a):
956

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):
956

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

Use Class:
E(b) - Sale of food and drink for consumption mostly on the premises

Existing gross internal floorspace (square metres) (a):
1447

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
1196

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):
88.9

Net additional gross internal floorspace following development (square metres) (d = c - a):
-1358.1

Use Class:
E(g)(i) - Offices - Except where not suitable in a residential area

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

4447

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
4447

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):
0

Net additional gross internal floorspace following development (square metres) (d = c - a):
-4447

Use Class:
C1 - Hotels and halls of residence

Existing gross internal floorspace (square metres) (a):
0

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):
8122

Net additional gross internal floorspace following development (square metres) (d = c - a):
8122

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)
	7484.5	6153.9	9290.5	1806

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

◯ Yes
⊘ No

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

⊘ Yes
◯ No

Please indicate the loss or gain of rooms:

Use Class:
C1 - Hotels

Existing rooms to be lost by change of use or demolition:
0

Total rooms proposed (including changes of use):
238

Net additional rooms:
238

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- [x] Yes
- [ ] No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

60.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

- [x] 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:
C1 - Hotels

Unknown:
No

Monday to Friday:

Start Time:
00:00

End Time:
00:00

Saturday:

Start Time:
00:00

End Time:
00:00

Sunday / Bank Holiday:

Start Time:
00:00

End Time:
00:00

Industrial or Commercial Processes and Machinery

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

◯ Yes
⊘ No

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

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?

- [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

First Name

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

Surname

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

Reference

Date (must be pre-application submission)

09/10/2025

Details of the pre-application advice received

Pre-application advice sought in respect of proposed layout, design, consultation and other relevant matters - see accompanying Supporting Planning Statement

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
- [x] No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

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, or has agricultural tenants 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* 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 left 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:
Manchester City Council

Address Line 2:
Town Hall Extension, Albert Square

Town/City:
Manchester

Postcode:
M60 2LA

Date notice served (DD/MM/YYYY):
10/06/2026

Person Family Name:

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

House name:
Tesco House

Number:

Suffix:

Address line 1:
Shire House

Address Line 2:
Kestrel Way

Town/City:
Welwyn Garden City

Postcode:
AL7 1GA

Date notice served (DD/MM/YYYY):
10/06/2026

Person Family Name:

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

House name:
La Vie Cafe

Number:

Suffix:

Address line 1:
Unit 16

Address Line 2:
Pimblett Street

Town/City:
Manchester

Postcode:
M3 1FU

Date notice served (DD/MM/YYYY):
10/06/2026

Person Family Name:

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

House name:
Cosmo

Number:

Suffix:

Address line 1:
No 5 Cosmo House, 53 Wood Street

Address Line 2:
Barnett

Town/City:
Hertfordshire

Postcode:
EN5 2BS

Date notice served (DD/MM/YYYY):
10/06/2026

Person Family Name:

Person Role

◯ The Applicant
⊘ The Agent

Title

First Name

Asteer

Surname

Planning

Declaration Date

10/06/2026

☑ Declaration made

Declaration

I/We hereby apply for Full planning permission 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

Asteer Planning

Date

10/06/2026