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

30 Alliance House, Ground Floor

Address Line 1

Cross Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M2 7AQ

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

Easting (x)

383860

Northing (y)

398376

Description

Applicant Details

Name/Company

Title

Mr

First name

Miguel

Surname

Perez Tallon

Company Name

Santander UK plc

Address

Address line 1

Unity Place

Address line 2

200 Grafton Gate

Address line 3

Town/City

Milton Keynes

County

Country

United Kingdom

Postcode

MK9 1UP

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Simon

Surname

Bird

Company Name

LOM architecture and design

Address

Address line 1

The Glass House

Address line 2

5 Sclater Street

Address line 3

Town/City

London

County

Country

GB

Postcode

E1 6JY

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)

Proposed refurbishment and alteration works to internal spaces and to external shopfront.

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?

- [x] Yes
- [ ] No

If Yes, please describe and include the planning application reference number(s), if known

An Advertisement Consent application (Planning Portal reference: PP-15016368) has been submitted alongside this Listed Building Consent application.

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- [ ] Yes
- [x] No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- [x] Yes
- [ ] No

If Yes, do the proposed works include

a) works to the interior of the building?

- [x] Yes
- [ ] No

b) works to the exterior of the building?

- [x] Yes
- [ ] No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- [x] Yes
- [ ] No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- [x] 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 these drawings/documents for details of the proposed works: "Manchester CS As Built GF GA", "Manchester CS As Built FF GA", "Manchester CS As Built SF GA", "Historical floor plans", "Manchester CS_WCLite_GF_GA", "Manchester CS_WCLite_FF_GA", "Manchester CS_WCLite_SF_GA", "Manchester 34CS-FR-EL-EX-PR", "Manchester 34CS-SI-EL-EX-PR", "Man-CS-HVAC-01 Rev A-Existing", "Man-CS-HVAC-02 Rev A-Existing", "Man-CS-HVAC-03 Rev A-A1", "Man-CS-HVAC-04-A1", "Manchester CS_WCLite_GF_RCP", "Manchester CS_WCLite_FF_RCP", "Manchester CS_WCLite_SF_RCP", "16226-BKP-XX-00-SK-S-0001-P01", "Externally illuminated projecting sign", "Santander Manchester - Design and Access Statement" and "Santander Manchester - Heritage Statement".

Materials

Does the proposed development require any materials to be used?

- [x] 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:
2no. externally illuminated projecting hanging sign made of red aluminium panels with white acrylic logos. Panel hung from black steel bracket affixed to building facade.

Proposed materials and finishes:
2no. externally illuminated projecting hanging sign made of black aluminium panels with white acrylic logos and red vinyl. Panel hung from black steel bracket affixed to building facade.

Type:
Windows

Existing materials and finishes:
Clear glazing with vinyl manifestation. 3no. external ATMs. Vinyl artwork to wall behind existing TV screen in shopfront window on side (south) elevation.

Proposed materials and finishes:
Clear glazing with new vinyl manifestation - vinyl applied on internal side of glazing. 3no. new external ATMs replacing existing external ATMs in same position. New vinyl artwork to wall behind existing TV screen in shopfront window on side (south) elevation.

Type:
Ceilings

Existing materials and finishes:
Grid ceiling with ceiling tiles. Existing HVAC system in ceiling voids on ground, first and second floors.

Proposed materials and finishes:
New grid ceiling tiles adapted to suit new layouts. Existing HVAC systems in ceiling voids on ground, first and second floors adapted to suit new layouts.

Type:
Floors

Existing materials and finishes:
Amtico, carpet and vinyl flooring on ground, first and second floors.

Proposed materials and finishes:
New amtico, carpet and vinyl flooring on ground, first and second floors to suit new layouts. New 1:20 gradient ramp between ground floor meeting room to stairwell.

Type:
Internal walls

Existing materials and finishes:
Masonry wall between ground floor customer-facing room and stairwell. Stud partition walls on first and second floors.

Proposed materials and finishes:
Create opening in masonry wall between new ground floor meeting room and stairwell. New stud and glazed partition walls on first and second floors to suit new layouts.

Type:
Roof covering

Existing materials and finishes:
Existing HVAC services and condenser units on roof plant area.

Proposed materials and finishes:
Existing HVAC services and condenser units on roof plant area. New AC units mounted on plant area alongside existing VRF condenser units.

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

Refer to these drawings/documents for details of the proposed works: "Manchester CS As Built GF GA", "Manchester CS As Built FF GA", "Manchester CS As Built SF GA", "Historical floor plans", "Manchester CS_WCLite_GF_GA", "Manchester CS_WCLite_FF_GA", "Manchester CS_WCLite_SF_GA", "Manchester 34CS-FR-EL-EX-PR", "Manchester 34CS-SI-EL-EX-PR", "Man-CS-HVAC-01 Rev A-Existing", "Man-CS-HVAC-02 Rev A-Existing", "Man-CS-HVAC-03 Rev A-A1", "Man-CS-HVAC-04-A1", "Manchester CS_WCLite_GF_RCP", "Manchester CS_WCLite_FF_RCP", "Manchester CS_WCLite_SF_RCP", "16226-BKP-XX-00-SK-S-0001-P01", "Externally illuminated projecting sign", "Santander Manchester - Design and Access Statement" and "Santander Manchester - Heritage Statement".

Neighbour and Community Consultation

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

- [ ] Yes
- [x] 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?

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

If Other has been selected, please provide contact details:

Title

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

First name

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

Surname

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

Phone Number

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

Email

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

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

⊘ 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

Simon

Surname

Bird

Declaration Date

16/06/2026

☑ 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

Simon Bird

Date

17/06/2026