Paul Butler Associates
Planning, Development & Heritage Consultants

24 July 2026

Mrs Julie Roscoe
Manchester City Council
Planning
P O Box 532
Town Hall
Manchester
M60 2LA

26.2274

Dear Mrs Roscoe

Winters Buildings, 30 St Ann St, Manchester M2 7LF
Applications for Planning Permission and Listed Building Consent

On behalf of our client The Winters Building Freehold Ltd, we are pleased to submit applications for a proposed scheme which will enable the re-use of part of the Grade II Listed Winters Buildings on St Ann's Square, Manchester City Centre.

The scheme involves proposed works and change of use of part of the Listed Building from commercial use (use class E) to 5 apartments (use class C3). The application property forms part of a four-storey building with an attic and basement. The building, although currently vacant, was most recently in use as a retail unit occupied by 'COS' clothing. The proposal involves the conversion of the 2nd, 3rd, and 4th floors to 5 residential apartments, as well as the necessary access through the lower floors to street level. External works include works to the building's roof, the creation of a roof terrace, replacement of rainwater goods, and works to create a residential entrance.

Descriptions of Development

The descriptions of development for the respective applications are as follows:

Planning Application

Change of use of second, third, and fourth floors from commercial use (Use Class E), to create 5no residential apartments (Class C3), other associated external works including creation of roof terrace, residential entrance, works to roof and windows, replacement of rainwater goods, and associated works.

Listed Building Consent

LISTED BUILDING CONSENT for internal and external works to enable the use of 2nd, 3rd, and 4th floor for residential apartments. Works include refurbishment and alterations comprising reconfiguration of floorplates to provide residential apartments (and ancillary yoga studio, bin, and bike stores); creation of new residential entrance; works to lift and stair core; modification of roof structure including creation of roof terrace and works to dormers; works to windows including repairs and installation of secondary glazing, installing louvres to currently glazed windows, and glazing to currently louvered windows; incorporation of new service risers; replacement of rainwater goods; and installation of temporary scaffold.

Supporting Documents

The applications are supported by a series of planning drawings prepared by Bridge Architects (please refer to attached drawing schedule) and the following technical reports:

- Design and Access Statement by Bridge Architects, which includes:
    - Disabled Access Information (Section 8)
    - Photographs of the affected parts of the building (Section 2.5)
    - Architectural Method Statement / Schedule of Works (Section 5)
- Planning Statement by Paul Butler Associates, which includes:
    - Community Involvement Statement
    - Waste Management Strategy / Proforma (Appendix B)
- Heritage Statement prepared by Paul Butler Associates.
- External Lighting Details (Refer to proposed plans).
- Construction Management Plan by CubicWorks Ltd.
- Structural Survey by Booth King Partnership.
- Waste Management Plan (Construction Waste) by CubicWorks Ltd.
- Ecological Assessment (Bat Survey) by Evergreen Ecology.
- Acoustic Assessment by Hann Tucker Associates.
- Plant Information by Hurstwood.
- Ventilation Strategy by Hurstwood.
- Odour Impact Assessment by Redmore Environmental.
- Air Quality Assessment by Redmore Environmental.
- Window Schedule by Quadriga.
- Photographic Document by Bridge Architects.

The above scope of documents was agreed with Jack Naven during pre-application discussions. The planning application fee of £3,050 has been paid via the Planning Portal.

Scheme benefits

The proposed development will provide a series of economic, social and environmental benefits. These include:

- Reuse of part of an existing building on previously developed land which will help to address housing demand in Manchester and reduce pressure to develop greenfield and Green Belt sites.

- External works to the building will be undertaken (for example the new residential entrance, creation of roof terrace, and louvering of windows) to enable the change of use, but works will also enhance the appearance and setting of the building including the replacement of rainwater goods with cast replicas, the glazing of currently louvered windows, and the installation of a hip to the slate roof. Overall the works will have a positive impact on the setting of the Listed Building and St Ann's Square Conservation Area.

- The apartments will be of an outstanding design quality, furnished to a high standard to provide dwellings in a highly accessible and sustainable location within close proximity to City Centre shops, services, employment and leisure opportunities.

- The provision of a development with high sustainability credentials that will deliver economic, social and environmental benefits and so is in line with chapter 6 of the NPPF.

- Delivery of five apartments which will help to meet an identified need for such accommodation within this area and contribute to the creation of a sustainable community.

- Securing direct investment into the local community through the provision of jobs during the construction stage of the project and increased spending in nearby facilities by future residents.

- The encouragement of further investment into the City Centre and the provision of residential use that will encourage natural surveillance to help reduce crime and the fear of crime.

- Exploiting opportunities to minimise the carbon footprint of the development, thereby assisting the City's aspirations to be carbon neutral by 2038.

The proposed scheme fully accords with national and local planning policy guidance. Paul Butler Associates are pleased to submit these applications on behalf of The Winters Building Freehold Ltd and look forward to working with officers in progressing the applications through to a positive determination. If you require anything further, please let me know.

Yours sincerely



Don Murphy MPLAN MRTPI
Director

Appendix A: Plan Schedule

- Existing Location Plan al(05)001 P01
- Existing Site Plan al(05)005 P01
- Existing Basement Plan (L-01) incl. Demos. al(05)010 P02
- Existing Ground Floor Plan (L00) incl. Demos. al(05)011 P02
- Existing 1st Floor Plan (L01) incl. Demos. al(05)012 P02
- Existing 2nd Floor Plan(L02) incl. Demos. al(05)013 P02
- Existing 3rd Floor Plan(L03) incl. Demos. al(05)014 P02
- Existing 4th Floor Plan(L04) incl. Demos. al(05)015 P02
- Existing Roof Plan incl. Demolitions al(05)016 P02
- Existing Sec. A-A incl. Demolitions al(05)020 P02
- Existing Sec. B-B incl. Demolitions al(05)021 P02
- Existing Sec. C-C incl. Demolitions al(05)022 P02
- Existing St Ann Street Elevations incl. Demolitions al(05)030 P02
- Existing St Ann's Churchyard Elevation incl. Demolitions al(05)031 P02
- Existing Lightwell Elevation 1 incl. Demolitions al(05)032 P02
- Existing Lightwell Elev.2 & Gable End Elevation incl. Demolitions al(05)033 P02
- Photographic Record of the Existing Building al(05)040 P01
- Proposed Site Plan al(05)105 P01
- Proposed Basement Plan (L-01) al(05)110 P02
- Proposed Ground Floor Plan (L00) al(05)111 P01
- Proposed 1st Floor Plan (L01) al(05)112 P01
- Proposed 2nd Floor Plan(L02) al(05)113 P02
- Proposed 3rd Floor Plan(L03) al(05)114 P02
- Proposed 4th Floor Plan(L04) al(05)115 P02
- Proposed Roof Plan al(05)016 P01
- Proposed Sec. A-A al(05)120 P02
- Proposed Sec. B-B al(05)121 P02
- Proposed Sec. C-C al(05)122 P02
- Proposed St Ann Street Elevations al(05)130 P02
- Proposed St Ann's Churchyard Elevation al(05)131 P02
- Proposed Lightwell Elevation 1 al(05)132 P02
- Proposed Lightwell Elevation 2 And Gable End Elevation al(05)133 P02
- New Dormers and Roof Terrace: as Existing al(05)200 P01
- New Dormers and Roof Terrace: as Proposed al(05)201 P02
- New Residential Entrance (incl. alterations to STAIR 03) al(05)210 P02
- Proposed Plantroom at Level 04 al(05)220 P02
- Proposed Risers, smoke shaft and the typical concrete slab infill detail al(05)230 P01
- Main Roof Alterations al(05)240 P01 P02
- Proposed Lift Shaft Extension al(05)250 P02
- Window Refurb. - Typical Win. Details al(05)300 P01
- Window Refurb. - Louvred Dormers al(05)301 P01
- Proposed Rooflight (AOV) Stair 03 al(05)302 P01
- STAIR 01 Alterations AS EXISTING al(05)400 P01
- STAIR 01 Alterations AS PROPOSED al(05)401 P02

Please also refer to the separate Scaffold Plans and Method Statement