



**Planning**

Telephone: +44 (0)161 234 4516

planning@manchester.gov.uk

PO Box 532 Town Hall

Manchester M60 2LA

Application for Planning Permission and listed building consent for alterations,  
extension or demolition of a listed building.  
Town and Country Planning Act 1990  
Planning (Listed Buildings and Conservation Areas) Act 1990

**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.

**1. Site Address**

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

**2. Applicant Details**

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

## 2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="M4 4AH"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

## 3. Agent Details

Title	<input type="text" value="Mrs"/>
First name	<input type="text" value="Rachel"/>
Surname	<input type="text" value="Brown"/>
Company name	<input type="text" value="Deloitte LLP"/>
Address line 1	<input type="text" value="The Hanover Building"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Manchester"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

## 4. Description of the Proposal

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s).

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.

A full application for the refurbishment, repair and reconfiguration of Brunswick Mill (including the removal of low and negligibly significant elements) to create work spaces, retail, community uses (Use Class E and Use Class F2) at the ground and first floors and new homes (Class C3) together with redevelopment of land to the (north) of Brunswick mill to create two new buildings and new homes (class C3) and commercial/ work spaces (Use Class E and Use Class F2) at the ground floor, together with roof top amenity space, car parking, access and servicing arrangements, landscaping, a new pedestrian access route to the Ashton Canal and other associated works.

Listed Building Consent for alterations to Brunswick Mill as part of comprehensive proposals to refurbish, repair and repurpose the building for a mix of commercial and residential uses

Deconstruction of the small vestiges of perimeter walls of the former cotton mill immediately west of Brunswick Mill, known locally as Pooley's Mill

Has the development or work already been started without consent?

Yes  No

## 5. 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

## 6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes  No

If Yes, which of the following does the proposal involve?

- a) Total demolition of the listed building  Yes  No
- b) Demolition of a building within the curtilage of the listed building  Yes  No
- c) Demolition of a part of the listed building  Yes  No

If the answer to c) is Yes

What is the total volume of the listed building? 69389.00

Cubic metres

What is the volume of the part to be demolished?

6442.00

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

1

Year

1880

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

To expand on the question above there are various elements of demolition which relate to:

Courtyard Loading bays = 1880's  
Single storey pitched roof shed adjacent to waste house = 1880's / 90's  
Courtyard transformer house = 1908  
2 storey office no northern corner of mill = 1950's  
Single storey stores to the northern corner of mill = 1950's  
Hoist tower adjacent to waste house = 1950's

For further details please refer to the Heritage Statement.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

Please refer to the Heritage Statement

## 7. Immunity from Listing

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

Yes  No

## 8. 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

## 8. Listed Building Alterations

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 see the accompanying Heritage Statement and application drawings

## 9. 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**

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	Please refer to the Design and Access Statement and Drawings submitted with this application	Please refer to the Design and Access Statement and Drawings submitted with this application
Roof covering	Please refer to the Design and Access Statement and Drawings submitted with this application	Please refer to the Design and Access Statement and Drawings submitted with this application
Windows	Please refer to the Design and Access Statement and Drawings submitted with this application	Please refer to the Design and Access Statement and Drawings submitted with this application
Ceilings	Please refer to the Design and Access Statement and Drawings submitted with this application	Please refer to the Design and Access Statement and Drawings submitted with this application
Floors	Please refer to the Design and Access Statement and Drawings submitted with this application	Please refer to the Design and Access Statement and Drawings submitted with this application
External Doors	Please refer to the Design and Access Statement and Drawings submitted with this application	Please refer to the Design and Access Statement and Drawings submitted with this application
Internal Walls	Please refer to the Design and Access Statement and Drawings submitted with this application	Please refer to the Design and Access Statement and Drawings submitted with this application
Internal Doors	Please refer to the Design and Access Statement and Drawings submitted with this application	Please refer to the Design and Access Statement and Drawings submitted with this application
Rainwater goods	Please refer to the Design and Access Statement and Drawings submitted with this application	Please refer to the Design and Access Statement and Drawings submitted with this application
Boundary treatments (e.g. fences, walls)	Please refer to the Design and Access Statement and Drawings submitted with this application	Please refer to the Design and Access Statement and Drawings submitted with this application
Vehicle access and hard standing	Please refer to the Design and Access Statement and Drawings submitted with this application	Please refer to the Design and Access Statement and Drawings submitted with this application
Lighting	Please refer to the Design and Access Statement and Drawings submitted with this application	Please refer to the Design and Access Statement and Drawings submitted with this application

Are you submitting 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 refer to the Design and Access Statement and Drawings submitted with this application

## 10. Site Area

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

0.87

Unit

Hectares

## 11. Existing Use

Please describe the current use of the site

Part vacant and part comprising a partially occupied mill, known as Brunswick Mill

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

## 12. 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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please refer to the Design and Access Statement and Transport Assessment submitted with this application and accompanying application drawings

## 13. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?  Yes  No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	56	81	25
Cycle spaces	0	317	317

## 14. 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. Please state the plan(s)/drawing(s) references.

Please refer to the Flood Risk and Drainage Strategy

## 15. 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

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

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

## 16. 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

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

## 17. 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

## 18. Waste Storage and Collection

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

Yes  No

If Yes, please provide details:

Please refer to the Design and Access Statement and Waste Management Strategy

## 18. Waste Storage and Collection

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

Yes  No

If Yes, please provide details:

Please refer to the Design and Access Statement and Waste Management Strategy

## 19. Residential/Dwelling Units

**Please note: This question has been updated to include the latest information requirements specified by government.**

**Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaroud this issue.**

Does your proposal include the gain, loss or change of use of residential units?

Yes  No

Please select the proposed housing categories that are relevant to your proposal.

- Market Housing  
 Social, Affordable or Intermediate Rent  
 Affordable Home Ownership  
 Starter Homes  
 Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

Market Housing - Proposed						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Houses	0	10	2	1	0	13
Flats/Maisonettes	97	160	7	0	0	264
<b>Total</b>	<b>97</b>	<b>170</b>	<b>9</b>	<b>1</b>	<b>0</b>	<b>277</b>

Please select the existing housing categories that are relevant to your proposal.

- Market Housing  
 Social, Affordable or Intermediate Rent  
 Affordable Home Ownership  
 Starter Homes  
 Self-build and Custom Build

Total proposed residential units

277

Total existing residential units

0

Total net gain or loss of residential units

277

## 20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes  No

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

## 20. All Types of Development: Non-Residential Floorspace

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other Existing Mill	15375	0	0	-15375
Other Use E and F2	0	0	2034	2034
<b>Total</b>	<b>15375</b>	<b>0</b>	<b>2034</b>	<b>-13341</b>

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

## 21. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?  Yes  No

### Existing Employees

Please complete the following information regarding existing employees:

Full-time	<input type="text" value="0"/>
Part-time	<input type="text" value="0"/>
Total full-time equivalent	<input type="text" value="88.00"/>

### Proposed Employees

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

Full-time	<input type="text"/>
Part-time	<input type="text"/>
Total full-time equivalent	<input type="text" value="156.00"/>

## 22. 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.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

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

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
Other Use Class E and F2	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X

## 23. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?  Yes  No



### 23. Industrial or Commercial Processes and Machinery

Is the proposal for a waste management development?

Yes  No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

### 24. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes  No

### 25. Trade Effluent

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

Yes  No

### 26. 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

### 27. 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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Pre-application discussions have taken place with Jennifer Atkinson and Paul Mason in March 2021 regarding the content and form of the application; and prior to this discussions with David Roscoe over a number of years. Further details are contained within the Statement of Consultation.

### 28. 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.

Yes  No

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?

## 29. Ownership Certificates and Agricultural Land Declaration

**CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

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	
Number	
Suffix	
House Name	Manchester City Council
Address line 1	PO Box 352 Town Hall Extension
Address line 2	Albert Square
Town/city	Manchester
Postcode	M60 2LA
Date notice served (DD/MM/YYYY)	13/05/2021

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Manchester City Council
Address line 1	Town Hall Extension
Address line 2	Albert Square
Town/city	Manchester
Postcode	M60 2LA
Date notice served (DD/MM/YYYY)	13/05/2021

Person role

- The applicant
- The agent

Title	<input type="text" value="Mrs"/>
First name	<input type="text" value="Rachel"/>
Surname	<input type="text" value="Brown"/>
Declaration date	<input type="text" value="13/05/2021"/>

Declaration made

### 30. Declaration

I/we hereby apply for planning permission/consent as described in this form 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.

Date (cannot be pre-application)

13/05/2021