



Planning

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Manchester M60 2LA

**Application for Planning Permission.
Town and Country Planning 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

Country

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant? Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

4. Site Area

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

Unit

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

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.

Has the work or change of use already started? Yes No

5. Description of the Proposal

If yes, please state the date when the work or change of use started (date must be pre-application submission)
DD/MM/YYYY

21/10/2020

Has the work or change of use been completed?

Yes No

6. Existing Use

Please describe the current use of the site

Industrial

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site

Industrial Foundry closed in 2017

When did this use end (if known)?
DD/MM/YYYY

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

7. 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):

Walls

Description of existing materials and finishes (optional):

Brickwork & metal cladding

Description of proposed materials and finishes:

Profiled metal built-up cladding

Roof

Description of existing materials and finishes (optional):

profiled sheeting

Description of proposed materials and finishes:

Profiled built-up metal cladding

Windows

Description of existing materials and finishes (optional):

steel framed single glazed

Description of proposed materials and finishes:

Aluminium framed double glazed

Doors

Description of existing materials and finishes (optional):

metal

7. Materials

Description of proposed materials and finishes:	steel roller shutter doors to warehouse aluminium framed double glazed to entrances
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Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Galvanised steel palisade and black mesh paladin fencing
Description of proposed materials and finishes:	Galvanised steel palisade and black mesh paladin fencing

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	rough concrete and consolidated hardcore
Description of proposed materials and finishes:	Site access road to be finished in tarmacadum. In situ concrete in the service areas of the industrial units

Lighting	
Description of existing materials and finishes (optional):	the site is derelict
Description of proposed materials and finishes:	Spot lights attached to the units over loading doors in particular

Other car parking	
Description of existing materials and finishes (optional):	rough concrete
Description of proposed materials and finishes:	porous tarmacadum

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

PL1001A/PL1002/PL1003D/PL1004A/PL1005A/PL1011B/PL1012A/PL1013/PL1014/PL1051B/PL1052A/PL1053/PL1054/PL1071C/PL1073/PL1074A/PL1075A/PL1081B/PL1083/PL1084/PL1085A/PL1101B/PL1103/PL1104/PL1105A/PL111B/PL1113/PL1114/PL1115A/PL1122B/PL1123/PL1124A/PL1125B/PL1201/PL1202/PL1203/PL1205/PL1206/PL1207

Design & Access Statement by Hale Architecture Part 1&2
 Planning Statement by Hale Architecture
 Cover letter by Hale Architecture
 Geo Env Assessment by Curtins, ref 070588-CUR-00-XX-RP-GE-001, dated 03/02/20
 Plot 2 Ground Investigation Report by Wyg Environment, dated May 2014
 Plot 3 Ground Invetsigation Report by Wyg Environment, dated January 2014
 Crime Impact Statement by The Greater Manchester Police
 Demolition Method Statement by Kings heath Demolition, dated 06/11/20
 Notice of Consent for Demolition by Manchester City Council, ref DM/20/00398, dated 19/11/20
 Floor Risk Assessment & Drainage Strategy by Pta ref. 9762-PTA-XX-XX-RP-C-9071 Rev03, dated 12/02/21 - Parts 1 to 4
 Ecology Assessment by TEP, ref 8035.01.002 v2, dated 12/02/21
 BNG calculations by TEP, ref 8035_01_001 v2, dated 12/02/21
 Soft Landscape proposals by BEA Landscape drawing ref 20-93-05C
 Tree Survey Report By BEA Landscape RevA ref 2093/EH/TR001A dated 06/02/21
 Tree survey plan by BEA Landscape ref 20-93-01C
 Tree Constraints Plan 20-93-02B
 Tree retention plan by BEA Landscape ref 20-93-03C
 Tree protection plan by BEA Landscape ref 20-93-04A
 Arboricultural Impact Assessment by BEA Landscape RevA ref 2093/EH/AIA001A dated 11/02/21
 Arboricultural Method Statement by BEA Landscape RevA ref 2093/EH/1MS001A dated 11/02/21
 Acoustic Assessment by Hoare Lea, rev 02, dated 04/02/21
 Air Quality Assessment by Hoare Lea, ref. 10/11979 Rev01, dated 12/02/21
 Transport Statement by Vectos ref. R01-ES, dated 12.02.21
 Travel Plan by Vectos, ref R02-ES, dated 12.02.21
 Energy Strategy by Hive, ref 20006.R.001 RevB
 Passive Design Analysis by Hive, ref R.002 RevB
 Archaeology Statement By BSA Heritage, ref BSA 20
 BREEAM Pre-Assessment by ESC

8. 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

See existing public footpath 66 on site layout plan PL1003D

9. 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	225	469	244
Light goods vehicles / public carrier vehicles	20	54	34
Motorcycles	0	40	40
Disability spaces	0	31	31
Cycle spaces	0	86	86
Other EV car charging	0	36	36

10. 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'.

11. 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

11. Assessment of Flood Risk

- Soakaway
- Main sewer
- Pond/lake

12. 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

13. 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.

Refer to PTA engineers FRA & Drainage Strategy plan ref 97628100/P03 in Appendix D of FRA

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

Refuse storage enclosures shown on site layout plan

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? Yes No

16. 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 workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? Yes No

17. 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.

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 Industrial uses E(g), B2 & B8	20000	20000	42782	22782
Total	20000	20000	42782	22782

Loss or gain of rooms

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

18. 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="0.00"/>

Proposed Employees

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

Full-time	<input type="text" value="350"/>
Part-time	<input type="text" value="100"/>
Total full-time equivalent	<input type="text" value="400.00"/>

19. 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.

19. Hours of Opening

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
Other Industrial E(g), B2 & B8 uses	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X

20. Industrial or Commercial Processes and Machinery

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

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Proposals are for speculative industrial units . No known tenants at present

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

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? Yes No

22. 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

23. 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

24. Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff**

24. Authority Employee/Member

- (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?

25. 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

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	
Address line 1	Development & Corporate Estates
Address line 2	Town Hall Extension 8th floor
Town/city	Manchester
Postcode	M60 2LA
Date notice served (DD/MM/YYYY)	12/02/2021

Person role

- The applicant
- The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

26. 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)