STOCKPORT
METROPOLITAN BOROUGH COUNCIL

Planning Services,
Stockport Council, Place Directorate,
Stopford House, Piccadilly, Stockport
SK1 3XE
Website: www.stockport.gov.uk/planning
Email: Admin.DC@stockport.gov.uk

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: 237

Suffix:

Property Name: Focus School

Address Line 1: Didsbury Road

Address Line 2: Heaton Mersey

Address Line 3:

Town/city: Stockport

Postcode: SK4 2AA

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

Easting (x): 387585

Northing (y): 390586

Description:

Applicant Details

Name/Company

Title

First name

Anwyl

Surname

Partnerships

Company Name

Anwyl Partnerships

Address

Address line 1

Anwyl House

Address line 2

Clos Dewi Sant

Address line 3

St David's Park, Ewloe

Town/City

Country

Postcode

CH5 3DT

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Andrew

Surname

Jalali

Company Name

Mosaic Town Planning

Address

Address line 1

Bloc

Address line 2

17 Marble Street

Address line 3

Town/City

Manchester

Country

UK

Postcode

M2 3AW

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).

1.36

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

Residential development consisting of A) 10 semi-detached houses and B) 72 retirement apartments for independent living with ancillary support services and communal facilities together with associated landscaping, amenity space and car parking

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

Vacant former independent school.

Is the site currently vacant?

⊘ Yes
◯ No

If Yes, please describe the last use of the site

Independent School

When did this use end (if known)?

31/08/2019

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:
N/A

Proposed materials and finishes:
Please refer to supporting documentation

Type:
Roof

Existing materials and finishes:
N/A

Proposed materials and finishes:
Please refer to supporting documentation

Type:
Windows

Existing materials and finishes:
N/A

Proposed materials and finishes:
Please refer to supporting documentation

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
N/A

Proposed materials and finishes:
Please refer to supporting documentation

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

Please refer to supporting documentation

Pedestrian and Vehicle Access, Roads and Rights of Way

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

- [x] Yes
- [ ] No

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

- [x] Yes
- [ ] No

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

- [x] Yes
- [ ] 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

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 Transport Statement

Vehicle Parking

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

- [x] Yes
- [ ] No

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

Vehicle Type:
Cars

Existing number of spaces:
25

Total proposed (including spaces retained):
56

Difference in spaces:
31

Trees and Hedges

Are there trees or hedges on the proposed development site?

- [x] 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?

- [x] Yes
- [ ] No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The 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'.

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.

Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Septic tank
- [ ] Package treatment plant
- [ ] Cess pit
- [ ] Other
- [ ] Unknown

Are you proposing to connect to the existing drainage system?

- (x) 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 refer to Drainage strategy

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:

Please refer to site layout

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

- ( ) Yes
- (x) No

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?

- (x) Yes
- ( ) No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

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

Market Housing

Please specify each type of housing and number of units proposed

Housing Type:
Houses

1 Bedroom:
0

2 Bedroom:
0

3 Bedroom:
0

4+ Bedroom:
10

Unknown Bedroom:
0

Total:
10

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown Bedroom Total	Bedroom Total
	0	0	0	10	0	10

Affordable Home Ownership

Please specify each type of housing and number of units proposed

Housing Type:
Flats / Maisonettes

1 Bedroom:
37

2 Bedroom:
35

3 Bedroom:
0

4+ Bedroom:
0

Unknown Bedroom:
0

Total:
72

Proposed Affordable Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown Bedroom Total	Bedroom Total
	37	35	0	0	0	72

Existing

Please select the housing categories for any existing units on the site

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

Totals

Total proposed residential units	82
Total existing residential units	0
Total net gain or loss of residential units	82

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.

- ○ Yes
- ⊘ No

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

0

Part-time

0

Total full-time equivalent

2.00

Proposed Employees

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

Full-time

Part-time

Total full-time equivalent

2.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

◯ Yes
⊘ No

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

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 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?

◯ Yes
⊘ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

⊘ 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:
Fulford

Address Line 2:

Town/City:
York

Postcode:
YO1 4RE

Date notice served (DD/MM/YYYY):
11/07/2022

Person Family Name:

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

House name:
Fred Perry House

Number:

Suffix:

Address line 1:

Address Line 2:

Town/City:
Stockport

Postcode:
SK1 3UR

Date notice served (DD/MM/YYYY):
11/07/2022

Person Family Name:

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

House name:
Orchard Mead

Number:

Suffix:

Address line 1:
Hob Lane

Address Line 2:
Dunham on the Hill

Town/City:
Frodsham

Postcode:
WA6 0LW

Date notice served (DD/MM/YYYY):
11/07/2022

Person Family Name:

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

House name:
Pinfold Farm

Number:

Suffix:

Address line 1:
Stock Lane

Address Line 2:
Wybunbury

Town/City:
Nantwich

Postcode:
CW5 7HF

Date notice served (DD/MM/YYYY):
11/07/2022

Person Family Name:

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

House name:

Number:
30

Suffix:

Address line 1:
Carlton Road

Address Line 2:
Hale

Town/City:
Altrincham

Postcode:
WA15 8RJ

Date notice served (DD/MM/YYYY):
11/07/2022

Person Family Name:

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

House name:
The Hollies

Number:

Suffix:

Address line 1:
Newcastle Road

Address Line 2:
Betchton

Town/City:
Sandbach

Postcode:

CW11 2WE

Date notice served (DD/MM/YYYY):
11/07/2022

Person Family Name:

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

House name:
Acresfield

Number:

Suffix:

Address line 1:
Acres Lane

Address Line 2:
Upton

Town/City:
Chester

Postcode:
CH2 1LJ

Date notice served (DD/MM/YYYY):
11/07/2022

Person Family Name:

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

House name:
Brentwood Bungalow

Number:

Suffix:

Address line 1:
Cronton Road

Address Line 2:
Tarbock

Town/City:
Prescot

Postcode:
L35 1QU

Date notice served (DD/MM/YYYY):
11/07/2022

Person Family Name:

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

House name:
59d

Number:

Suffix:

Address line 1:
Turves Road

Address Line 2:
Cheadle Hulme

Town/City:
Cheadle

Postcode:
SK8 6AE

Date notice served (DD/MM/YYYY):
11/07/2022

Person Family Name:

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

House name:
214

Number:

Suffix:

Address line 1:
Hale Road

Address Line 2:
Hale

Town/City:
Altrincham

Postcode:
WA15 8EB

Date notice served (DD/MM/YYYY):
11/07/2022

Person Family Name:

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

House name:
Whitecroft

Number:
25

Suffix:

Address line 1:
Rope Lane

Address Line 2:
Wistaston

Town/City:
Crewe

Postcode:
CW2 6RB

Date notice served (DD/MM/YYYY):
11/07/2022

Person Family Name:

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

House name:
Elsmere

Number:

Suffix:

Address line 1:
Warrington Road

Address Line 2:
Mickle Trafford

Town/City:
Chester

Postcode:
CH2 4EA

Date notice served (DD/MM/YYYY):
11/07/2022

Person Family Name:

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

Andrew

Surname

Jalali

Declaration Date

11/07/2022

☑ Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

- Anwyl Partnerships

Date

11/07/2022