

Development Management

LH Box 5, City Planning, Nottingham City Council, Loxley House, Station Street, Nottingham, NG2 3NG



Nottingham
City Council

For help completing this form please call us on 0115 8764447 or email planning@nottinghamcity.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

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)
<input type="text" value="458655"/>	<input type="text" value="340979"/>

Description

Applicant Details

Name/Company

Title

Emmanuel House Support Centre

First name

Denis

Surname

Tully

Company Name

Emmanuel House Support Centre

Address

Address line 1

53-61 Goose Gate

Address line 2

Hockley

Address line 3

Hockley

Town/City

Nottingham

County

Nottinghamshire

Country

United Kingdom

Postcode

NG1 1FE

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Site Area

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

100000.00

Unit

Sq. metres

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

Change of use from a 7 bed friary to a 7 bed accommodation for vulnerable adults. Adjustments to the building include installation of fire doors, upgrading of fire alarm, installation of CCTV, installation of one partition wall and doors.

the premises will be used to accommodate up to 8 people (7 rooms and possibly one couple for time to time). People accommodated with have low level needs which includes people who are recently homeless and are looking to go into employment and/or stable safe accommodation.

- People who have previously used drugs or alcohol, and who are abstaining and are engaging with the relevant support services. A drug user may be on a methadone script, but they will have been stable for some time.
- People in these circumstances will be suitable to go into work, and so able to live an 'ordinary' life.
- Additionally they will be looking to move into independent accommodation, most likely rented accommodation, and will be able to manage themselves.

The provision will waking staff 24 hours per day, have wraparound services which means that some services will reach beneficiaries by visiting the premises e.g. Homeless Health Team. The provision will be based on and mirror a 50 bed provision run by Emmanuel House during Covid lockdown that ran for a 15 month period during which Emmanuel house found accommodation options for 179 people. In addition approximately 50% of people using the annual wither shelter move on into accommodation. A comprehensive housing management plan will be the framework for delivering the provision including means of preventing anti-social behaviour.

Community consultation has taken place including the distribution of letters to the surrounding community and a community meeting. There was some opposition voiced about the proposal but in the meeting there was also strong support for it. Concerns included the proposed location being beside a school. Reassurance was given based on the existing shelter location being near a nursery and previous provision, on several occasions, being next door to a school. Emmanuel House has never received a complaint form a community about its previous or existing shelter provision.

Residents were informed that they can continue to engage in the process via the planning permission process.

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

The building was vacated by the Franciscan Order 10 years ago and has been used to accommodate priests for the parish. Half the building is used as a parish community centre and this use will continue.

Is the site currently vacant?

- Yes
 No

If Yes, please describe the last use of the site

The accommodation was occupied by one person up to approximately 30 September 2023. Half the building is used as a parish community centre and this use will continue.

When did this use end (if known)?

30/09/2023

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

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

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

Vehicle Type:

Cars

Existing number of spaces:

2

Total proposed (including spaces retained):

2

Difference in spaces:

0

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 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:

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

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

Waste Storage and Collection

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

- Yes
- No

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

- Yes
- No

Trade Effluent

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

- Yes
- No

Residential/Dwelling Units

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

- 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

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

Social, Affordable or Intermediate Rent

Please specify each type of housing and number of units proposed

Housing Type: Other
1 Bedroom: 6
2 Bedroom: 1
3 Bedroom: 0
4+ Bedroom: 0
Unknown Bedroom: 0
Total: 7

Proposed Social, Affordable or Intermediate Rent Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	6	1	0	0	0	7

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

Social, Affordable or Intermediate Rent

Please specify each existing type of housing and number of units on the site

Housing Type: Other
1 Bedroom: 7
2 Bedroom: 0
3 Bedroom: 0
4+ Bedroom: 0
Unknown Bedroom: 0
Total: 7

Existing Social, Affordable or Intermediate Rent Category Totals	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
Total	Total	Total	Total	Total	Bedroom Total	Total
	7	0	0	0	0	7

Totals

Total proposed residential units	7
Total existing residential units	7
Total net gain or loss of residential units	0

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	0.00

Proposed Employees

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

Full-time	0
Part-time	4

Total full-time equivalent

3.20

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

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

**** REDACTED ****

First Name

**** REDACTED ****

Surname

**** REDACTED ****

Reference

By email dated 3/10/2023

Date (must be pre-application submission)

03/10/2023

Details of the pre-application advice received

The building is located in a residential area, and Policy HO4 of the council's local plan states that:

"...In residential areas planning permission will be granted for specialist housing for older people, other vulnerable groups and for hostel accommodation provided that:

- a) a satisfactory residential environment can be achieved for the benefit of the intended occupants;
- b) the amenity of existing local residents would not be compromised;
- c) the use would not result in over-concentration of similar uses in any one area leading to a material change in character;
- d) the site is accessible to public transport and other services; and
- e) there will be satisfactory management arrangements in place to ensure amenity of nearby occupiers is maintained."

Whilst a hostel use is supported in principle by this policy, the acceptability of the use depends on the specifics of the location and of the use and its management. In my experience such uses tend to attract significant levels of public concern during the consultation process, so any planning application would need to be supported by a statement or information to address points a)-e) above, and particularly points c) and e) as these tend to be the concerns most frequently raised by the public.

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

<p>Name of Owner/Agricultural Tenant: ***** REDACTED *****</p> <p>House name: Wilson House</p> <p>Number: 25</p> <p>Suffix:</p> <p>Address line 1: Derby Road</p> <p>Address Line 2:</p> <p>Town/City: Nottingham</p> <p>Postcode: NG1 5AW</p> <p>Date notice served (DD/MM/YYYY): 02/10/2023</p> <p>Person Family Name:</p>
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Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Denis

Surname

Tully

Declaration Date

06/12/2023

Declaration made

Declaration

I/We hereby apply for Full planning permission 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

Denis Tully

Date

06/12/2023