



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	33
Suffix	
Property name	
Address line 1	Simpson Street
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M4 4BG

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

Easting (x)	384563
Northing (y)	399099

Description

The requirement for the work has arisen following an inspection which highlights areas of non-compliance in the external façade and its specified attachments in accordance with the Government advice notes and current building regulations. The project will see the replacement of the existing combustible materials used to form the external façade of the building with non-combustible materials. The works include the provision of horizontal and vertical cavity barriers and closers at the appropriate junctions, along with replacement Y Wall Sheathing Board and Breather membrane. All new materials used in the project will have a Euroclass combustibility rating of A2-s1, d0 or better. All new materials will not change the visual aspects of the buildings façade. The colours, palette's and textures will remain the same as far as practicable.

2. Applicant Details

Title	Mr
First name	Daniel
Surname	Morris
Company name	FR Consultants Ltd
Address line 1	Abbey House,
Address line 2	Premier Way,
Address line 3	

2. Applicant Details

Town/city	Romsey
Country	
Postcode	SO51 9AQ
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Daniel
Surname	Morris
Company name	Facade Remedial Consultants Ltd
Address line 1	Abbey House
Address line 2	Premier Way
Address line 3	
Town/city	Romsey
Country	
Postcode	SO51 9AQ
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area? (numeric characters only).	0.07
Unit	Hectares

5. 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.

5. Description of the Proposal

Description

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

The requirement for the work has arisen following an inspection which highlights the external façade materials and its specific attachments as being non-compliant in accordance with the latest government advice notes and Part B of the current Building Regulations. The project will see the replacement of the existing combustible material used to form the external façade of the building with non-combustible material. The works will include replacement of the horizontal and vertical cavity barriers and closers at the appropriate compartmentation lines. The works will also replace the breather membranes and cement particle sheathing boards. The main façade materials being replaced are the External Wall Insulated Render System, the Metallic Architectural Cladding System, Timber Weatherboard System, Metallic Architectural Features including fascia's, soffits, flashings, and coverings. The combustible decking material to the balconies and walkways will be replaced with a non-combustible decking system, along with the timber balustrades.

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

6. Existing Use

Please describe the current use of the site

Class 3 Residential uses on all floor levels.

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

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):	1. Metallic Architectural Panel System 2. External Wall Insulated Render System 3. Timber Effect Weatherboard Cladding System. 4. Metallic Architectural Features including fascia's, soffits, flashings, and coverings

7. Materials

Description of proposed materials and finishes:	1. Metallic Architectural Panel Cladding system, manufactured by METALLINE ARCHITECTURAL FABRCATIONS or similar approved, which has a EUROCLASS Combustibility rating of A2-s1, d0 or better. All Colours, face texture, and finishes to match existing and to the approval of the local planning authority. 2. New external wall insulated render system to all previously rendered areas, as manufactured by WETHERBY, STOLIT, or similar approved, which has a EUROCLASS Combustibility rating of A2-s1, d0 or better. To Include but not limited to all render to facades of the communal entrance areas, car park entrance including the under-croft car park facades and all communal walkways, and accesses to and from each flat. All Colours, face texture, and finishes to match existing and to the approval of the local planning authority. 3. Timber Effect Weatherboard Cladding System, manufactured by ROCKPANEL WOODS or similar approved, which has a EUROCLASS Combustibility rating of A2-s1, d0 or better. All Colours, face texture, and finishes to match existing and to the approval of the local planning authority. 4. Renewal of replacement sections where required with a system from METALLINE ARCHITECTURAL FABRICATIONS or similar approved. All replacement sheet coverings to be A2-s1, d0 or better. All Colours, face texture, and finishes to match existing and to the approval of the local planning authority.
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Other Balcony Decking	
Description of existing materials and finishes (optional):	1. Timber Decking Boards. 2. Timber Balustrades, Panels, Soffits, and Vertical Slatted screens.
Description of proposed materials and finishes:	1. New decking boards and support frameworks, manufactured by ENVIROBUILD NON-COMBUSTIBLE DECKING or similar approved, where timber decking, and associated combustible material in connection with the balconies and walkways are removed. The new decking board and support framework should have a EUROCLASS Reaction to Fire classification according to BS EN 13501-1 as A2-S1, d0 or better. Colours, face textures and finishes to match existing and to the approval of the local planning authority. 2. Replace timber balustrades, panels, soffits, and vertical slatted screens, including all associated fixings with new timber-effect balustrade, panel and soffit systems manufactured by ROCKPANEL WOODS or similar approved, which has a EUROCLASS Combustibility rating of A2-s1, d0 or better Colours, face textures and finishes to match existing and to the approval of the local planning authority.

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

Email PDF planning application advice
FINAL Design and Access Statement_FRC0770_33 Simpson Street_07.12.21
SITE LOCATION PLAN FRC0770-PL01
BLOCK PLAN FRC0770-PL02
EXISTING ELEVATION FRC0770-PL03
EXISTING ELEVATION FRC0770-PL04
EXISTING ELEVATION FRC0770-PL05
EXISTING ELEVATION FRC0770-PL06
EXISTING ELEVATION FRC0770-PL07
EXISTING ELEVATION FRC0770-PL08
EXISTING ELEVATION FRC0770-PL09
PROPOSED ELEVATION FRC0770-PL10
PROPOSED ELEVATION FRC0770-PL11

7. Materials

PROPOSED ELEVATION FRC0770-PL12
PROPOSED ELEVATION FRC0770-PL13
PROPOSED ELEVATION FRC0770-PL14
PROPOSED ELEVATION FRC0770-PL15
PROPOSED ELEVATION FRC0770-PL16

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

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

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

☐ 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

12. Biodiversity and Geological Conservation

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

Other

As existing. The works are to the external facade only. Foul sewage is not affected.

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

14. 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

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

☐ Yes ☒ No

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. 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

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	Planning Technician
First name	
Surname	
Reference	email chain up to 27 September 2021 12:29

Date (Must be pre-application submission)

27/09/2021

Details of the pre-application advice received

The City Council's position on this matter is that if you maintain the same quality materials and appearance on the proposed materials then it usually does not require planning permission. If you could please provide sample materials just to check the materials are matching.

MCC usually do not provide a confirmation document in writing concerning this issue. What I've been assured is that my original email is sufficient as documentation for this issue. You can apply for a certificate of lawful development, but this can take up to 8 weeks for an approval due to mandatory planning process.

24. 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

24. Authority Employee/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 A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant
☒ The agent

Title	Mr
First name	Daniel
Surname	Morris
Declaration date (DD/MM/YYYY)	07/12/2021

☒ 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)	07/12/2021
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