



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	120
Suffix	
Property name	
Address line 1	Grosvenor Street
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M1 7HL

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

Easting (x)	384434
Northing (y)	397134

Description

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2. Applicant Details

Title	Mr
First name	John and Andrew
Surname	Leighton
Company name	L2 Property Ltd
Address line 1	Grayshurst
Address line 2	Highercombe Road
Address line 3	Haslemere
Town/city	
Country	UK

2. Applicant Details

Postcode

GU27 2LH

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

Simon

Surname

James

Company name

Simon James Arq Ltd

Address line 1

Flat 1

Address line 2

346 Barlow Moor Road

Address line 3

Town/city

Manchester

Country

Postcode

M21 8AY

Primary number

Secondary number

Fax number

Email

4. Site Area

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

590.00

Unit

Sq. metres

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.

Description

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

Change of use of existing unused first floor rear areas from last known use, light industrail (Class B2), to a function room (Class A3) and microbrewery (Class B2) to form part of the Sandbar which is on the ground floor. Second floor rear areas change of use from last known use, light industrial(Class B2) to offices

5. Description of the Proposal

(Class B1). New internal stair from Sandbar to the first floor areas. Internal reconfigurations to create safe separation and access between different uses. New window to Sidney Street.

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

6. Existing Use

Please describe the current use of the site

Mixed use commercial building. Ground floor and basements have mainly retail and A3 uses. First and second floors are mainly offices with some empty unused spaces with a last known use as light industrial and storage.

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):

Windows	
Description of existing materials and finishes (optional):	Not existing.
Description of proposed materials and finishes:	New window to be a timber sash window to match the other existing windows.

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

PL - OS1: Location plan
PL - GA1 to GA4: Proposed floor plans. Basement, Ground, First and Second floor.
PL - GS1 to GS4: Existing floor plans. Basement, Ground, First and Second floor.
PL - EL1 and EL2: Existing and proposed elevations.

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 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:

13. Foul Sewage

- ☒ 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.

PL - GS2 and PL - GA2. Existing Soil Vent Pipe (SVP) that will be connected into is shown on the existing and proposed ground floor plans.

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:

PL - GA2 and PL - GS2
Proposed and existing ground floor 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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

Nature of the trade waste is organic matter: malted grains and barley, trub (hop/ vegetation matter/ heavy proteins), brewers yeast

Nature of effluent is:

Both process and sanitation effluent less than 40°C temp

pH 3-12

BOD <50mg per liter

COD <250mg per liter

TSS <50mg per liter

Oil and Grease <10mg per liter

Ammonia Nitrogen <10mg per liter

Phosphorous <10mg per liter

This counts for both process and sanitary effluent

Volumes:

Process water runoff- less than 100ltr per day

Sanitary Water runoff- less than 300ltr per day

Means of disposal for process and sanitary effluent is: drainage via mesh filtering

Means of disposal of trade waste is: via waste disposal company to biodigestor.

50% of the effluent will be re-purposed. For example - Gaskell Garden Project will re purpose the organic effluent and wastage as fertilizer, this should significantly increase the lifespan of our drainage and reduce or effluent discharging by roughly 50%.

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.

17. 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)
B1 (c) - Light industrial	291	0	46	-245
B1 (a) - Office (other than A2)	374	0	537	163
A3 - Restaurants and cafes	111	0	111	0
A1 - Shops Total floorspace	88	0	0	0
A4 - Drinking establishments	300	0	382	82
Total	1164	0	1076	0

A1 - Shops Net Tradable Area

Existing gross internal floorspace (square metres)	88.0
Gross internal floorspace to be lost by change of use or demolition (square metres)	0.0
Total gross new internal floorspace proposed (including changes of use) (square metres)	88.0
Net additional gross internal floorspace following development (square metres)	0

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	10
Part-time	20
Total full-time equivalent	20.00

Proposed Employees

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

Full-time	12
Part-time	22
Total full-time equivalent	22.00

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.

19. Hours of Opening

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
A4 - Drinking establishments	Start Time: 11:00 End Time: 02:00	Start Time: 11:00 End Time: 02:00	Start Time: 17:00 End Time: 23:30	

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:

Microbrewery.
Requires storage areas, large boiling, warming and fermentation containers. Brewed beer cask storage areas.
Ingredients.
• Malted barley
• Water
• Hops
• Yeast

Brewing beer begins with grains, usually barley, although oats and wheat can also be used. Malt is added to the Mash Tun and left to steep in hot water, producing a sugary liquid called wort. The wort is transferred into a Copper where hops are added for bitterness. The wort is boiled for about an hour, after which more hops are added for aroma. The liquid is then cooled to around 17 Degrees Celsius and transferred to a fermentation vessel, where the yeast is added. Once the wort is cooled, it's put into a fermentation vessel where yeast is added to it. After the fermentation process is complete, alcoholic beer has been produced. The beer can then be put into a cask, which is one of the least processed types of beer, or it can be put into kegs, bottles, or cans, which requires processing and may also require carbonation, depending on what style of beer has been made.

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

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

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)