



**Planning**

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PO Box 532 Town Hall

Manchester M60 2LA

Application for Planning Permission and consent to display advertisement(s).  
Town and Country Planning Act 1990  
Town and Country Planning (Control of Advertisement) Regulations 2007

**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                                                                   | <input type="text"/>                                                |
| Suffix                                                                   | <input type="text"/>                                                |
| Property name                                                            | <input type="text" value="Manchester International Office Centre"/> |
| Address line 1                                                           | <input type="text" value="Styal Road"/>                             |
| Address line 2                                                           | <input type="text"/>                                                |
| Address line 3                                                           | <input type="text"/>                                                |
| Town/city                                                                | <input type="text" value="Manchester"/>                             |
| Postcode                                                                 | <input type="text" value="M22 5WB"/>                                |
| Description of site location must be completed if postcode is not known: |                                                                     |
| Easting (x)                                                              | <input type="text" value="384103"/>                                 |
| Northing (y)                                                             | <input type="text" value="385255"/>                                 |
| Description                                                              | <input type="text"/>                                                |

**2. Applicant Details**

|                |                                                  |
|----------------|--------------------------------------------------|
| Title          | <input type="text" value="Mr"/>                  |
| First name     | <input type="text" value="Liam"/>                |
| Surname        | <input type="text" value="MacCarthy"/>           |
| Company name   | <input type="text" value="Infinity (MIOC) LLP"/> |
| Address line 1 | <input type="text" value="MIOC"/>                |
| Address line 2 | <input type="text" value="Styal Road"/>          |
| Address line 3 | <input type="text"/>                             |
| Town/city      | <input type="text" value="Manchester"/>          |

2. Applicant Details

|                                                                                                                              |                                      |
|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| Country                                                                                                                      | <input type="text"/>                 |
| Postcode                                                                                                                     | <input type="text" value="M22 5WB"/> |
| Are you an agent acting on behalf of the applicant? <div><input checked="" type="radio"/> Yes <input type="radio"/> No</div> |                                      |
| Primary number                                                                                                               | <input type="text"/>                 |
| Secondary number                                                                                                             | <input type="text"/>                 |
| Fax number                                                                                                                   | <input type="text"/>                 |
| Email address                                                                                                                | <input type="text"/>                 |

3. Agent Details

|                  |                                                           |
|------------------|-----------------------------------------------------------|
| Title            | <input type="text" value="Mr"/>                           |
| First name       | <input type="text" value="Jamie"/>                        |
| Surname          | <input type="text" value="Wood"/>                         |
| Company name     | <input type="text" value="Pozzoni Architecture Limited"/> |
| Address line 1   | <input type="text" value="Woodville House"/>              |
| Address line 2   | <input type="text" value="2 Woodville Road"/>             |
| Address line 3   | <input type="text"/>                                      |
| Town/city        | <input type="text" value="Altrincham"/>                   |
| Country          | <input type="text" value="United Kingdom"/>               |
| Postcode         | <input type="text" value="WA14 2FH"/>                     |
| Primary number   | <input type="text"/>                                      |
| Secondary number | <input type="text"/>                                      |
| Fax number       | <input type="text"/>                                      |
| Email            | <input type="text"/>                                      |

4. Site Area

|                                                                         |                                       |
|-------------------------------------------------------------------------|---------------------------------------|
| What is the measurement of the site area?<br>(numeric characters only). | <input type="text" value="0.21"/>     |
| Unit                                                                    | <input type="text" value="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.

Description

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

5. Description of the Proposal

Creation of a new Drive Thru Cafe Unit with associated landscaping and parking.

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Existing Car Park, Hardstanding and Soft Landscaping

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): | N/A                                                                                              |
| Description of proposed materials and finishes:            | Wall Cladding: Eternit Equitone Linea. Colour: LT60<br>Timber Cladding: Larch with Teknos Finish |

Roof

|                                                            |                                         |
|------------------------------------------------------------|-----------------------------------------|
| Description of existing materials and finishes (optional): | N/A                                     |
| Description of proposed materials and finishes:            | Single Ply Membrane. Colour: Light Grey |

Windows

|                                                            |                                                                      |
|------------------------------------------------------------|----------------------------------------------------------------------|
| Description of existing materials and finishes (optional): | N/A                                                                  |
| Description of proposed materials and finishes:            | PPC Aluminium Framed Double Glazed Windows<br>Colour: RAL 7022 Umbra |

Doors

|                                                            |                                                                                                                          |
|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Description of existing materials and finishes (optional): | N/A                                                                                                                      |
| Description of proposed materials and finishes:            | Aluminium Framed Glazed Doors. Colour: RAL 7022 Umbra.<br>Solid Doors to be Steel Door Sets. Painted RAL 7030 Stone Grey |

Vehicle access and hard standing

|                                                            |        |
|------------------------------------------------------------|--------|
| Description of existing materials and finishes (optional): | Tarmac |
|------------------------------------------------------------|--------|

7. Materials

|                                                 |                                                                                                                  |
|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| Description of proposed materials and finishes: | Drive Thru Lane / Parking Areas: Tarmac / Bitumous Macadam<br>Paving: Concrete Effect Paviers. Colour: Dark Grey |
|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------|

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

5759-POZ-XX-XX-DR-A-1200 - Proposed Site Plan  
5759-POZ-XX-XX-DR-A-1250 - Proposed Floor Plans  
5759-POZ-XX-ZZ-DR-A-1350 - Proposed Elevations  
5759 - D&A Statement

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

5759-POZ-XX-XX-DR-A-1200 - Proposed Site Plan  
LB/200538/TS/3 - Transport Statement

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              | 45                        | 16                                         | -29                  |
| Disability spaces | 0                         | 2                                          | 2                    |

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.

## 11. Assessment of Flood Risk

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:

☒ 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.

Drainage Strategy Ref: 3255DT-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:

5759-POZ-XX-XX-DR-A-1200 - Proposed Site Plan

14. Waste Storage and Collection

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

If Yes, please provide details:

Tenant Responsibility

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 Drive Thru Cafe Unit | 0                                                  | 0                                                                                   | 198                                                                                     | 198                                                                            |
| Total                      | 0                                                  | 0                                                                                   | 198                                                                                     | 198                                                                            |

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

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

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

Full-time

Part-time

18. Employment

Total full-time equivalent

15.00

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.

| Use                         | Monday to Friday         | Saturday                 | Sunday and Bank Holidays | Unknown |
|-----------------------------|--------------------------|--------------------------|--------------------------|---------|
| Other 24 Hr Drive Thru Unit | Start Time:<br>End Time: | Start Time:<br>End Time: | Start Time:<br>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

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. Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s)

9m High Totem Pole Sign (Internally Illuminated)

Please select the type(s) of advertising you are proposing:

- ☐ Fascia sign(s)
- ☐ Projecting or hanging sign(s)
- ☐ Hoarding(s)
- ☒ Other type(s)

Other type(s): Please add details of each proposed advertisement

|                                                                                                                 |                                              |
|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| Other type(s): 1                                                                                                |                                              |
| What is the height from the ground to the base of the advertisement?                                            | 6.4 metre(s)                                 |
| What is the maximum projection of the advertisement from face of building?                                      | 0 metre(s)                                   |
| Dimension:                                                                                                      | Height: 9 x Width: 1.8 x Depth: 0.5 metre(s) |
| What materials will the sign be made of?<br>Mild Steel Post with Aluminium Roundels and Translucent Vinyl Faces |                                              |
| What is the maximum height of any of the individual letters and symbols?                                        | 180 cm                                       |

## 22. Type of Proposed Advertisement(s)

|                                                        |                        |
|--------------------------------------------------------|------------------------|
| The colour of text and background                      |                        |
| Green, Black and White                                 |                        |
| Will the sign be illuminated?                          | Yes                    |
| Will the sign be illuminated internally or externally? | Internally Illuminated |
| Illuminance levels                                     | 1 cd/m2                |
| Will the illumination be static or intermittent?       | Static                 |

Please describe each of the 'Other type(s)' of advertising proposed

9m High Totem Pole Sign (Internally Illuminated). Details as per submitted drawing.

## 23. Location of Advertisement(s)

- Is the advertisement(s) you are applying for already in place? ☐ Yes ☒ No
- Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal? ☐ Yes ☒ No ☐ Not Applicable
- Will the proposed advertisement(s) project over a footpath or other public highway? ☐ Yes ☒ No

## 24. Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

|      |                                         |
|------|-----------------------------------------|
| From | <input type="text" value="01/01/2022"/> |
| To   | <input type="text" value="01/01/2027"/> |

## 25. 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

## 26. 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      | <input type="text" value="Mr"/> |
| First name | <input type="text"/>            |
| Surname    | <input type="text"/>            |
| Reference  | <input type="text"/>            |

Date (Must be pre-application submission)

## 26. Pre-application Advice

Details of the pre-application advice received

Confirmation of the list of planning application documents and high level comments on the use.

## 27. 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.

☐ 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?

## 28. Interest In the Land

Does the applicant own the land or buildings where the adverts are to be placed?

☒ Yes ☐ No

## 29. 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                         | <input type="text" value="Mr"/>         |
| First name                    | <input type="text" value="Jamie"/>      |
| Surname                       | <input type="text" value="Wood"/>       |
| Declaration date (DD/MM/YYYY) | <input type="text" value="06/08/2021"/> |

☒ Declaration made

## 30. 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) | <input type="text" value="10/08/2021"/> |
|----------------------------------|-----------------------------------------|