



**Planning**

Telephone: +44 (0)161 234 4516

planning@manchester.gov.uk

PO Box 532 Town Hall

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

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)

Description

**2. Applicant Details**

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

2. Applicant Details

|                                                                                                                              |                                      |
|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| Postcode                                                                                                                     | <input type="text" value="M19 2QY"/> |
| 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="Keith"/>                                   |
| Surname          | <input type="text" value="Hilton"/>                                  |
| Company name     | <input type="text" value="Hilton Architecture &amp; Surveying Ltd"/> |
| Address line 1   | <input type="text" value="12 Carr House Road"/>                      |
| Address line 2   | <input type="text" value="Springhead"/>                              |
| Address line 3   | <input type="text"/>                                                 |
| Town/city        | <input type="text" value="Oldham"/>                                  |
| Country          | <input type="text"/>                                                 |
| Postcode         | <input type="text" value="OL4 4PA"/>                                 |
| 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="110.00"/>     |
| Unit                                                                    | <input type="text" value="Sq. metres"/> |

5. Description of the Proposal

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

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.

Proposed Change of Use from Retail to Cafe and Takeaway [Sui Generis]. External Alterations are re-opening Unit 1's front [Dickinson Road] door, altering the rear openings to the internal courtyard, and adding an external extraction system.

Has the work or change of use already started?

☒ Yes ☐ No

5. Description of the Proposal

If yes, please state the date when the work or change of use started (date must be pre-application submission)  
DD/MM/YYYY

01/02/2021

Has the work or change of use been completed? ☒ Yes ☐ No

6. Existing Use

Please describe the current use of the site

Vacant

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

The property was last used as a bank.  
It has had a number of Change of Use Application, with Unit 1 currently having Approval for A1 Retail Use.

When did this use end (if known)?  
DD/MM/YYYY

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): | Timber with white paint.     |
| Description of proposed materials and finishes:            | Aluminium with black finish. |

|                                                            |                              |
|------------------------------------------------------------|------------------------------|
| Doors                                                      |                              |
| Description of existing materials and finishes (optional): | Former bricked up opening.   |
| Description of proposed materials and finishes:            | Aluminium with black finish. |

|                                                            |                                |
|------------------------------------------------------------|--------------------------------|
| Other External extract system                              |                                |
| Description of existing materials and finishes (optional): |                                |
| Description of proposed materials and finishes:            | Self finished stainless steel. |

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

See Drawings 01 - 09 and 11 and Design and Access Plan.  
Drawing 7202-1 for the Extract Scheme. Northern Fan Supplies Ltd, Technical Data Sheets. These will also be the Odour Impact Assessment.

## 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

## 12. Biodiversity and Geological Conservation

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.

Proposed Ground Floor Plan 05

## 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:

Proposed Ground Floor Plan 04 and Proposed Site / Block Plan 11. Existing yard area accessed from Dencombe St.

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

☒ Yes ☐ No

If Yes, please provide details:

Bin Storage have been included for in the previously approved Planning Application / the Landlord's approved Waste Management Strategy. It is indicated on the drawings and is on a hard surface & to be accessed from Dencombe St, and emptied regularly by a Licensed Commercial Waste Company.

## 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

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) |
|-----------------------------|----------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| A1 - Shops Total floorspace | 60                                                 | 60                                                                                  | 0                                                                                       | -60                                                                            |
| A5 - Hot food takeaways     | 0                                                  | 0                                                                                   | 20                                                                                      | 20                                                                             |
| A3 - Restaurants and cafes  | 0                                                  | 0                                                                                   | 40                                                                                      | 40                                                                             |
| Total                       | 60                                                 | 60                                                                                  | 60                                                                                      | 0                                                                              |

A1 - Shops Net Tradable Area

|                                                                                         |      |
|-----------------------------------------------------------------------------------------|------|
| Existing gross internal floorspace (square metres)                                      | 60.0 |
| Gross internal floorspace to be lost by change of use or demolition (square metres)     | 60.0 |
| Total gross new internal floorspace proposed (including changes of use) (square metres) | 60.0 |
| 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                  | 0    |
| Part-time                  | 0    |
| Total full-time equivalent | 0.00 |

Proposed Employees

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

|                            |      |
|----------------------------|------|
| Full-time                  | 4    |
| Part-time                  | 4    |
| Total full-time equivalent | 6.00 |

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.

## 19. Hours of Opening

| Use                        | Monday to Friday                     | Saturday                             | Sunday and Bank Holidays             | Unknown |
|----------------------------|--------------------------------------|--------------------------------------|--------------------------------------|---------|
| A3 - Restaurants and cafes | Start Time: 08:00<br>End Time: 23:59 | Start Time: 08:00<br>End Time: 23:59 | Start Time: 08:00<br>End Time: 23:59 |         |
| A5 - Hot food takeaways    | Start Time: 08:00<br>End Time: 23:59 | Start Time: 08:00<br>End Time: 23:59 | Start Time: 08:00<br>End Time: 23:59 |         |

## 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      | Mr                                |
| First name |                                   |
| Surname    |                                   |
| Reference  | 128614/FO/2020 and 128615/FO/2020 |

Date (Must be pre-application submission)

19/04/2021

Details of the pre-application advice received

Previous withdrawn and Full Application and numerous emails to discuss and clarify.

## 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

## 24. Authority Employee/Member

### (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?

## 25. Ownership Certificates and Agricultural Land Declaration

### CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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 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 |                |
| Number                            | 570            |
| Suffix                            |                |
| House Name                        |                |
| Address line 1                    | Stockport Road |
| Address line 2                    |                |
| Town/city                         | Manchester     |
| Postcode                          | M12 4JJ        |
| Date notice served (DD/MM/YYYY)   | 22/03/2021     |

Person role

- ☐ The applicant
- ☒ The agent

|                               |                                         |
|-------------------------------|-----------------------------------------|
| Title                         | <input type="text" value="Mr"/>         |
| First name                    | <input type="text" value="Keith"/>      |
| Surname                       | <input type="text" value="Hilton"/>     |
| Declaration date (DD/MM/YYYY) | <input type="text" value="20/04/2021"/> |

☒ 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)