

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	Land at Dob Brook Close
Address line 1	
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	
Description of site location must be completed if postcode is not known:	
Easting (x)	388346
Northing (y)	400674

Description

Land bounded by Dob Brook Close and the Rochdale Canal

2. Applicant Details

Title	Ms
First name	Karen
Surname	Harford
Company name	Guinness Developments Limited
Address line 1	Bower House
Address line 2	1 Stable Street
Address line 3	Hollinwood
Town/city	Oldham
Country	

2. Applicant Details

Postcode	OI9 7LH
Primary number	01612446875
Secondary number	
Fax number	
Email address	karen.harford@guinness.org.uk

Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No

3. Site Area

What is the measurement of the site area? (numeric characters only).	0.36
Unit	hectares

4. 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.

Housing development to provide 8no. houses and 16no. apartments.
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Has the work or change of use already started? ☐ Yes ☒ No

5. Existing Use

Please describe the current use of the site

Vacant land

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

Earliest maps from 1848 indicate that the site as been predominately undeveloped. Please refer to section 4.0 of the Phase 1 Desk Study.
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When did this use end
(if known)?
DD/MM/YYYY

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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

6. Materials

Does the proposed development require any materials to be used? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	-

6. Materials

Walls	
Description of proposed materials and finishes:	Blocks 1, 2 & 4 Red brick Block 3 Buff brick

Roof	
Description of existing materials and finishes (optional):	-
Description of proposed materials and finishes:	Dark grey roof tiles

Windows	
Description of existing materials and finishes (optional):	-
Description of proposed materials and finishes:	UPVC - Dark Grey RAL 7016

Doors	
Description of existing materials and finishes (optional):	-
Description of proposed materials and finishes:	UPVC - Dark Grey RAL 7016

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	-
Description of proposed materials and finishes:	1. 650mm high metal railing on 450mm brick wall 2. 1100mm high metal railing 3. 1800mm timber fence comprising 300mm trellis on 1500mm close boarded fence 4. 2100mm timber fence comprising 300mm trellis on 1800mm close boarded fence

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	1. Access Road - Asphalt 2. Pavements - Asphalt 3. Vehicle Hard Standing - Block Paving

Lighting	
Description of existing materials and finishes (optional):	-
Description of proposed materials and finishes:	Pole mounted street lighting

Other type of material (e.g. guttering) Rainwater Pipes & Gutters	
Description of existing materials and finishes (optional):	-
Description of proposed materials and finishes:	Black UPVC

6. Materials

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

1050 - Design and Access Statement
251-01B - Landscape GA

7. 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

BSA Drawing no. 18-079-1002 Site Plan Proposed Layout
SLD Drawing no. 251-01B - Landscape GA

8. Vehicle Parking

Is vehicle parking relevant to this proposal? ☒ 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	0	24	24

9. 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'.

10. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency 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

10. Assessment of Flood Risk

- ☐ Soakaway
- ☒ Main sewer
- ☐ Pond/lake

11. 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

12. 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.

WML Drawing no. DR-C-0001-P1 Drainage Strategy Plan

13. Waste Storage and Collection

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

☒ Yes ☐ No

If Yes, please provide details:

Recycling and refuse collections from all houses will be provided by wheeled bins to recycle the following materials:

240 litre - Mixed paper, card and cartons
240 litre - Glass, cans and plastic bottles
240 litre - Garden and food waste
140 litre - Residual non recyclable general waste
The bins will be contained in secure gardens at the rear of each home.

Recycling and refuse collections from the apartments will be facilitated by Eurobins located in two secure external bin stores. Each bin store will contain:

1100 litre - Mixed paper, card and cartons
1100 litre - Glass, cans and plastic bottles
1100 litre - Garden and food waste
1100 litre - Residual non recyclable general waste

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

☒ Yes ☐ No

13. Waste Storage and Collection

If Yes, please provide details:

Separate storage of recyclable and non-recyclable waste is provided in kitchen base cupboard units. Separate waste bins are provided in the gardens of the houses and waste bin stores for the apartments.

14. Trade Effluent

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

☐ Yes ☒ No

15. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

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

☐ Yes ☒ No

16. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

17. Employment

Will the proposed development require the employment of any staff?

☐ Yes ☒ No

18. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

19. Industrial or Commercial Processes and Machinery

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:

N/A

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

20. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

21. 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

22. 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	Ms
First name	Jennifer
Surname	Atkinson
Reference	

Date (Must be pre-application submission)

Details of the pre-application advice received

Dialogue regarding the site layout, house types, and detailing of external wall and boundary details.

23. 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?

24. 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	Paul
Surname	Simpson
Declaration date (DD/MM/YYYY)	14/02/2020

☒ Declaration made