



Planning

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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	745
Suffix	
Property name	Bisque and Beyond
Address line 1	745 wilmslow road
Address line 2	
Address line 3	
Town/city	didsbury
Postcode	m20 6rn

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

Easting (x)	384708
Northing (y)	391020
Description	

2. Applicant Details

Title	Mr
First name	Kolawole
Surname	Ajomole
Company name	2nakhon
Address line 1	Bisque and Beyond,
Address line 2	745 wilmslow road
Address line 3	
Town/city	didsbury
Country	

2. Applicant Details

Postcode

m20 6rn

Are you an agent acting on behalf of the applicant?

YesNo

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Site Area

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

1248.00

Unit

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.

Further to my existing application submission the proposed restaurant use appears to fall within the existing Class E use of the property (the same as the existing use which was a mixed A1 and A3 use) However, there is works to install any external equipment such as (kitchen extract/ ventilation/ odour control) This is the only change we would be making to the space.

Has the work or change of use already started?

YesNo

6. Existing Use

Please describe the current use of the site

The current space is being used as a family art cafe and bar. The current space use appears to fall within a mixed A1 and A3 use) with alcohol license permit for the premises.

Is the site currently vacant?

YesNo

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

YesNo

Land where contamination is suspected for all or part of the site

YesNo

A proposed use that would be particularly vulnerable to the presence of contamination

YesNo

7. Materials

Does the proposed development require any materials to be used externally?

YesNo

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

YesNo

8. Pedestrian and Vehicle Access, Roads and Rights of Way

- 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:

12. Biodiversity and Geological Conservation

- ☐ 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

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:

Ash Waste Ltd to have a glass bin and a 1100L (general waste and kitchen waste) bin. Bins will be picked up twice in a week. Ash Waste Ltd showed us a video of how it all gets separated. please see drawings attached of where bins will be stored and picked from

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

☒ Yes ☐ No

If Yes, please provide details:

Ash Waste Ltd to have a glass bin and a 1100L (general waste and kitchen waste) bin. Bins will be picked up twice in a week. Ash Waste Ltd showed us a video of how it all gets separated. They will also be coming onsite to give a tutorial, and providing separate bags , showing how we would store waste separately and recyclable waste. please see drawings attached of where bins will be stored and picked from.

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.

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

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
A3 - Restaurants and cafes	Start Time: 11:30 End Time: 23:00	Start Time: 11:30 End Time: 23:30	Start Time: 11:30 End Time: 23:00	

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:

Odour will be controlled by using Kitchavent . please see points raised below and drawings designed by our mechanical engineer.

EXTRACT DISCHARGE FROM KITCHEN AHU.

NEW FLOOR MOUNTED KITCHEN EXTRACT AIR HANDLING UNIT BY AIR CLEAN Ltd.

EXISTING WALLS SHALL BE REMOVED TO ALLOW SPACE FOR NEW EXTRACTION UNIT AND REPLACED WITH ACCESSIBLE PERIMETER SECURITY FENCING

NEW SUPPLY AIR FANS MOUNTED AT HIGH LEVEL

NEW IN-LINE FILTERS MOUNTED AT HIGH LEVEL

NEW 300Ø SUPPLY AIR DUCTWORK MOUNTED AT HIGH LEVEL.

NEW 300Ø SUPPLY AIR PLENUM MOUNTED AT HIGH LEVEL

NEW SUPPLY AIR LINEAR LOUVRE AT HIGH LEVEL

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	mrs
First name	
Surname	
Reference	

Date (Must be pre-application submission)

10/03/2021

Details of the pre-application advice received

Thank you for your email enquiry to the Planning Department regarding a change of use of the above premises.

As of the 1st September 2020, a restaurant use now falls within Class E of the Use Classes Order (previously Class A3).

The existing Sui Generis use has no flexibility to change without the need to apply for planning permission. You will therefore need to apply for a change of use. Applications can be made online via the Planning Portal (link at the end of my address bar below) selecting the Change of Use application from the drop-down menu. In addition to your completed application form, we will need:

A 1:1250 location plan which shows the whole curtilage of the site edged in a red line and showing at least 2 street names;

Existing and proposed plans and elevations of all floors within the curtilage of the site, to a scale of either 1:50 or 1:100;

A site setting out drawing which shows the location of segregated waste. NB: Commercial and residential uses must not share waste containers;

A completed waste proforma (available on the Council's website);

Full technical details of any flue/fume extraction system which also includes noise calculations;

An acoustic assessment of the proposed use which is necessary to limit the ingress of noise into the residential flat above;

External photos of the front and rear of the site. Please confirm the date your photos were taken;

Your application fee which is £462.

I hope that this is of assistance to you.

This was the initial reason why i applied for change of use and not full planning permission.

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

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?

If yes, please provide details of their name, role, and how they are related:

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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

25. Ownership Certificates and Agricultural Land Declaration

Title	Mr
First name	kolawole
Surname	Ajomole
Declaration date (DD/MM/YYYY)	14/05/2021

☒ 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)	14/05/2021
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