MANCHESTER CITY COUNCIL
Planning
Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
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	56
Suffix	
Property name	St Georges House
Address line 1	Peter Street
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M2 3NQ

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

Easting (x)	383774
Northing (y)	397896

Description

2. Applicant Details

Title	Mr
First name	Richard
Surname	Parkinson
Company name	Grade A Alternative
Address line 1	Manchester Law Library
Address line 2	14 Kennedy Street
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	
Postcode	M2 4BY

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	Russell
Surname	Adams
Company name	Adams Planning + Development Ltd
Address line 1	The Oaks
Address line 2	Oaks Drive
Address line 3	Crook Road
Town/city	Bowness-on-Windermere
Country	England
Postcode	LA233JA
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area? (numeric characters only).	200.00
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.

Change of use of cafe on eastern side of ground floor to wine bar including new signage, canopies, additional outside seating and improved frontage with associated infrastructure and ancillary facilities.

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: 01/03/2021

Has the work or change of use been completed? ○ Yes ◉ No

6. Existing Use

Please describe the current use of the site

Vacant former cafe

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site

Cafe

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):

Other Tables and chairs	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please see Proposed Elevations - External (Drawing No. 400 PD 1003)

Other Canopies	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Proposed Elevations - External (Drawing No. 400 PD 1003)

Walls	
Description of existing materials and finishes (optional):	Various
Description of proposed materials and finishes:	Please see Proposed External Elevations (Drawing No. 400/PD/1003) and Proposed Internal Elevations (Drawing No. 400/PD/1004)

Windows	
Description of existing materials and finishes (optional):	Timber

7. Materials

Description of proposed materials and finishes:	Please see Proposed External Elevations (Drawing No. 400/PD/1003) and Proposed Internal Elevations (Drawing No. 400/PD/1004)

Doors	
Description of existing materials and finishes (optional):	Timber and powder coated aluminium
Description of proposed materials and finishes:	Please see Proposed External Elevations (Drawing No. 400/PD/1003) and Proposed Internal Elevations (Drawing No. 400/PD/1004)

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

Please see:
Existing Ground Floor & Mezzanine (Drawing No. 400/PD/0002)
Existing External Elevations (Drawing No. 400/PD/0003)
Existing Internal Elevations (Drawing No. 400/PD/0004)
Existing Signage (Drawing No. 400/PD/0005)
Proposed Site Plan (Drawing No. 400/PD/1001)
Proposed Ground Floor & Mezzanine (Drawing No. 400/PD/1002)
Proposed External Elevations (Drawing No. 400/PD/1003)
Proposed Internal Elevations (Drawing No. 400/PD/1004)
Proposed Signage and Frontages Plan 1 of 3 (Drawing No. 400/PD/1005)
Proposed Signage and Frontages Plan 2 of 3 (Drawing No. 400/PD/1006)
Proposed Signage and Frontages Plan 3 of 3 (Drawing No. 400/PD/1007)
'Proposed Delivery and Waste Management Strategy' Plan (Drawing No. 400/PD/1008).
Planning, Design and Access Statement
Heritage 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

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

11. Assessment of Flood Risk

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:

☑ 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.

As existing.

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:

14. Waste Storage and Collection

Please see Operating Statement and Proposed Delivery and Waste Management Strategy' Plan (Drawing No. 400/PD/1008).

Have arrangements been made for the separate storage and collection of recyclable waste? (●) Yes ( ) No

If Yes, please provide details:

Please see Operating Statement and Proposed Delivery and Waste Management Strategy' Plan (Drawing No. 400/PD/1008).

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.

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 Sui Generis	186	186	186	0
Total	186	186	186	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

18. Employment

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.

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
Other Sui Generis	Start Time: 08:00 End Time: 23:00	Start Time: 08:00 End Time: 23:00	Start Time: 08:00 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

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)

Fascia signs

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

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

Please add details of each proposed fascia sign

Fascia sign(s): 1	
What is the height from the ground to the base of the advertisement?	3.316 metre(s)
What is the maximum projection of the advertisement from face of building?	0 metre(s)
Dimension:	Height: 0.75 x Width: 3100 x Depth: 0 metre(s)
What materials will the sign be made of? Hardwood timber	
What is the maximum height of any of the individual letters and symbols?	20 cm

22. Type of Proposed Advertisement(s)

The colour of text and background White (RAL 9001) lettering with black (RAL 9017) background	
Will the sign be illuminated?	No
Will the sign be illuminated internally or externally?	
Illuminance levels	0 cd/m2
Will the illumination be static or intermittent?	

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?	0.9 metre(s)
What is the maximum projection of the advertisement from face of building?	0 metre(s)
Dimension:	Height: 0.084 x Width: 15.64 x Depth: 0 metre(s)
What materials will the sign be made of? Vinyl film	
What is the maximum height of any of the individual letters and symbols?	0 cm
The colour of text and background RAL 9017	
Will the sign be illuminated?	No
Will the sign be illuminated internally or externally?	
Illuminance levels	0 cd/m2
Will the illumination be static or intermittent?	

Other type(s): 2	
What is the height from the ground to the base of the advertisement?	1.17 metre(s)
What is the maximum projection of the advertisement from face of building?	0 metre(s)
Dimension:	Height: 0.32 x Width: 0.66 x Depth: 0 metre(s)
What materials will the sign be made of? Vinyl	
What is the maximum height of any of the individual letters and symbols?	320 cm
The colour of text and background White text black background and logo	
Will the sign be illuminated?	No
Will the sign be illuminated internally or externally?	
Illuminance levels	0 cd/m2
Will the illumination be static or intermittent?	

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

22. Type of Proposed Advertisement(s)

Window and Door Vinyls

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

If Yes to either or both the questions above, please show the existing sign(s) on an elevation drawing or photograph which can be uploaded to the Supporting Documents section of this application. Please state the references or filenames of the drawing(s) or photograph(s) in this text box

Please see Existing Signage Plan (Drawing No. 400 PD 0005)

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	28/06/2021
To	28/06/2026

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

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

I certify/The applicant certifies that:

29. Ownership Certificates and Agricultural Land Declaration

◉ 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	
Suffix	
House Name	Lloyds House
Address line 1	Top, 18-22 Lloyd Street
Address line 2	
Town/city	Manchester
Postcode	M2 5WA
Date notice served (DD/MM/YYYY)	20/04/2021

Person role

○ The applicant

◉ The agent

Title	Mr
First name	Russell
Surname	Adams
Declaration date (DD/MM/YYYY)	20/04/2021

☑ 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)	20/04/2021