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	2
Suffix	
Property name	
Address line 1	Poland Street
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M4 6BR

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

Easting (x)	385093
Northing (y)	398923

Description

2. Applicant Details

Title	
First name	Samantha
Surname	Fry
Company name	J'adore Models
Address line 1	4 Cedarway
Address line 2	
Address line 3	
Town/city	Macclesfield

2. Applicant Details

Country	United Kingdom
Postcode	SK10 5NS

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	Peter Milburn
Surname	Brown
Company name	Workshop Design Studio limited
Address line 1	4
Address line 2	Cedarway
Address line 3	
Town/city	Bollington
Country	
Postcode	SK10 5NS
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area? (numeric characters only).	486.00
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.

Replacement of all ground floor UPVC windows with the inclusion of 3no. new external openings in replacement of existing windows, 3no. discreet Commercial signs, additional external lighting (for security) and 1 no. external canopy.

Has the work or change of use already started? ( ) Yes (•) No

6. Existing Use

Please describe the current use of the site

The site is an existing Apartment building of 4 storey's (above ground) with office use at ground floor level. The building was built in 2002 and the ground floor office accommodation has never been occupied.

Is the site currently vacant? (●) Yes ( ) No

If Yes, please describe the last use of the site

As per above. The building was built as a mixed use residential scheme with ground floor office accommodation and access to 34 apartments. 4 additional storey's of apartments above. ground floor The office accommodation has never been occupied. The previous owner applied and received planning permission to convert the office accommodation into residential accommodation (119090/FO/2018) however no work to convert was progressed and the new owners wish to retain the 3 spaces as owner/ occupier office accommodation.

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):	UPVC windows split into 2 panels. Top panel glazed, bottom panel ply infill. Painted grey externally and white internally
Description of proposed materials and finishes:	Unit 1- Powder coated Aluminium with toughened glass to both top and bottom panels and SBD standard locks following consultation with Secure by design. Unit 2 and 3 to be Powder coated Aluminium with toughened glass to top and solid powder coat infil panel to bottom all SBD standard locks following consultation with Secure by design

Doors	
Description of existing materials and finishes (optional):	No current external doors except unit 3 which are to remain unaltered
Description of proposed materials and finishes:	New door to Unit 1. 2 new doors to unit 2. All to be Aluminium powder coated RAL to match existing windows above. Designed to Secure by Design standard following consultation

Lighting	
Description of existing materials and finishes (optional):	No lighting currently above proposed entrances
Description of proposed materials and finishes:	Unit 1- 1 no security light to be located above (within proposed canopy) as per recommendations from SBD. Unit 2- 1 no security light to be soffit mounted and located above doorways. Unit 3. 1 no security light to be located above doorway.

Walls	
Description of existing materials and finishes (optional):	Black/ Blue engineering brick to ground floor

7. Materials

Description of proposed materials and finishes:	Unchanged

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

Design and Access Statement, 198 (00) 01 P01 Location Plan 1:1250@A3, 198 (00) 02 P01 Block Plan 1:500@A3, 198 (00) 03 P01 Existing Site Plan 1:200@A3, 198 (10) 01 P01 Ex. Ground Floor Plan 1:200@A3, 198 (10) 02 P01 Ex. Ground Floor Plan Unit 1 1:100@A3, 198 (10) 03 P01 Ex. Ground Floor Plan Units 2+3 1:100@A3, 198 (15) 01 P01 Demolition Plan 1:200@A3, 198 (20) 01 P01 Prop. Ground Floor Plan 1:200@A3, 198 (20) 02 P01 Prop. Ground Floor Plan Unit 1 1:100@A3, 198 (20) 03 P01 Prop. Ground Floor Plan Units 2+3 1:100@A3, 198 (10) 20 P01 Ex. Elevations A+C 1:200/ 1@50 @A3, 198 (10) 21 P01 Ex. Elevations B+D 1:200/ 1@50@A3, 198 (200) 01 P01 Prop. Elevations A+C 1:200@A3/ 1@50, 198 (200) 02 P01 Prop. Elevations B+D 1:200/ 1@50@A3, 198 (500) 01 P01 Signage Details 1:02/ 1:05/ 1:10 @A3

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
- [x] Main sewer

11. Assessment of Flood Risk

☐ 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

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:

198 (10) 01 Ex Ground floor plan - Shows existing location of Bin store at ground floor. This will be retained.

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

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

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	20
Part-time	
Total full-time equivalent	20.00

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

○ Yes ◉ No

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)

Clients logo 'J'adore Models' to be placed on brick wall adjacent to main entry doors to all 3 units. Size to be no larger than 750x300mm as shown on proposed elevations - 198 (200) 01 and 02. Signage to be individual letters in Perspex with Adore to be lit with LED tape from inside. 'Models' to be black perspex (not illuminated). See drawing 198 (500) 01 Signage details

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

22. Type of Proposed Advertisement(s)

What is the height from the ground to the base of the advertisement?	1150 metre(s)
What is the maximum projection of the advertisement from face of building?	0.05 metre(s)
Dimension:	Height: 350 x Width: 750 x Depth: 0.05 metre(s)
What materials will the sign be made of? Perspex and powdercoated stainless steel	
What is the maximum height of any of the individual letters and symbols?	15 cm
The colour of text and background Text fuscia and Black . No background	
Will the sign be illuminated?	Yes
Will the sign be illuminated internally or externally?	Internally Illuminated
Illuminance levels	500 cd/m2
Will the illumination be static or intermittent?	Static

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 05/07/2021

To 26/06/2026

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

27. Authority Employee/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	Mr
First name	Peter
Surname	Brown
Declaration date (DD/MM/YYYY)	08/04/2021

☑ 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)	08/04/2021