



Planning

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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	18
Suffix	
Property name	
Address line 1	Bury Old Road
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M8 9JN
Description of site location must be completed if postcode is not known:	
Easting (x)	383862
Northing (y)	401731
Description	

2. Applicant Details

Title	Mr
First name	
Surname	Khan
Company name	Ariana Superstore and Bakery
Address line 1	18, Bury Old Road
Address line 2	
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	
Postcode	M8 9JN
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	Darren
Surname	Pomfret
Company name	Manchester Building Design Ltd
Address line 1	8 Gas Street
Address line 2	Hollingworth
Address line 3	
Town/city	Hyde
Country	United Kingdom
Postcode	SK14 8JD
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area? (numeric characters only).	504.00
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.

Part retrospective application for the construction of a cantilevered canopy to the Bury Old Road (West) elevation and introduction of security shutters to the Bury Old Road and Crescent Road (North) elevations, and increase in the width of the window openings to the ground floor on the Crescent Road elevation, in addition to the application for the construction of a new staircase enclosure to the rear (East) elevation and new signage.

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

01/09/2020

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

6. Existing Use

Please describe the current use of the site

Retail bank

Is the site currently vacant? ☐ Yes ☒ No

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):

Walls	
Description of existing materials and finishes (optional):	Facing brickwork with exposed concrete frame
Description of proposed materials and finishes:	Enclosure for new emergency exit staircase Kingspan composite microrib panels colour silver

Roof	
Description of existing materials and finishes (optional):	Part slated / part flat roof
Description of proposed materials and finishes:	Proposed roof over emergency exit staircase Kingspan composite roof panels, colour Goosewing Grey

Windows	
Description of existing materials and finishes (optional):	Aluminium colour dark brown
Description of proposed materials and finishes:	Aluminium colour Anthracite

Doors	
Description of existing materials and finishes (optional):	Painted timber , colour black and steel , colour blue, security doors
Description of proposed materials and finishes:	Glazed sliding door to entrance with painted timber, colour Anthracite to new emergency exit doors rom ground floor.

7. Materials

Other Projecting canopy	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Mild steel frames clad with galvanised profiled metal sheeting, faces of canopy and security shutter housings concealed with aluminium fascia signs.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Access gate to car park, painted steel frame and solid steel bars, colour blue
Description of proposed materials and finishes:	Mild steel frame and steel plate, colour black

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

Existing and proposed drawings and a design and access 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

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?

11. Assessment of Flood Risk

- ☐ 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

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:

Refuse bins to be stored within the existing car park, the location of the storage can not be seen from the public domain as the car park is enclosed by a 2.4m high brick wall. The refuse vehicles will park on Crescent Road whilst the contractors enter the premises to collect the waste containers, empty them into the vehicle and then return them to their original storage location.

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

☒ Yes ☐ No

If Yes, please provide details:

Re-cycling bins to be stored within the existing car park, the location of the storage can not be seen from the public domain as the car park is enclosed by a 2.4m high brick wall. The refuse vehicles will park on Crescent Road whilst the contractors enter the premises to collect the re-cycling containers, empty them into the vehicle and then return them to their original storage location.

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.

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 Formerly a retail bank premises with proposed grocery retail which are now both class E	504	504	517	13
Total	504	504	517	13

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

Part-time

Total full-time equivalent

Proposed Employees

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

Full-time

Part-time

Total full-time equivalent

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.

19. Hours of Opening

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 Class E retail grocery store	Start Time: 06:00 End Time: 23:00	Start Time: 06:00 End Time: 23:00	Start Time: 06:00 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 along the Crescent Road and Bury Old Road elevations (signs 1, 2 and 5) to conceal the box outs for the security shutters and the edges of the projecting canopy.

The high level signage on Bury Old Road, signs 4 and 6, have been positioned so that they are not obscured by the mature trees located in the public footpath and sign 3 on Crescent Road is a continuation of sign 4.

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?	2.7 metre(s)
What is the maximum projection of the advertisement from face of building?	0.4 metre(s)
Dimension:	Height: 0.8 x Width: 7.6 x Depth: 0.4 metre(s)
What materials will the sign be made of?	
Flat aluminium sheet	
What is the maximum height of any of the individual letters and symbols?	50 cm
The colour of text and background	
Matt white	
Will the sign be illuminated?	Yes
Will the sign be illuminated internally or externally?	Externally Illuminated

22. Type of Proposed Advertisement(s)

Illuminance levels	600 cd/m2
Will the illumination be static or intermittent?	Static

Fascia sign(s): 2

What is the height from the ground to the base of the advertisement?	2.7 metre(s)
What is the maximum projection of the advertisement from face of building?	0.4 metre(s)
Dimension:	Height: 0.8 x Width: 9.9 x Depth: 0.4 metre(s)
What materials will the sign be made of?	
Flat aluminium sheet	
What is the maximum height of any of the individual letters and symbols?	50 cm
The colour of text and background	
Matt white	
Will the sign be illuminated?	Yes
Will the sign be illuminated internally or externally?	Externally Illuminated
Illuminance levels	600 cd/m2
Will the illumination be static or intermittent?	Static

Fascia sign(s): 3

What is the height from the ground to the base of the advertisement?	3.5 metre(s)
What is the maximum projection of the advertisement from face of building?	0.4 metre(s)
Dimension:	Height: 3.5 x Width: 3 x Depth: 0.4 metre(s)
What materials will the sign be made of?	
Flat aluminium sheet	
What is the maximum height of any of the individual letters and symbols?	50 cm
The colour of text and background	
Matt white	
Will the sign be illuminated?	Yes
Will the sign be illuminated internally or externally?	Externally Illuminated
Illuminance levels	600 cd/m2
Will the illumination be static or intermittent?	Static

Fascia sign(s): 4

What is the height from the ground to the base of the advertisement?	3.5 metre(s)
What is the maximum projection of the advertisement from face of building?	0.4 metre(s)
Dimension:	Height: 3.5 x Width: 3 x Depth: 0.4 metre(s)

22. Type of Proposed Advertisement(s)

What materials will the sign be made of?	
Flat aluminium sheet	
What is the maximum height of any of the individual letters and symbols?	50 cm
The colour of text and background	
Matt white	
Will the sign be illuminated?	Yes
Will the sign be illuminated internally or externally?	Externally Illuminated
Illuminance levels	600 cd/m2
Will the illumination be static or intermittent?	Static

Fascia sign(s): 5	
What is the height from the ground to the base of the advertisement?	2.7 metre(s)
What is the maximum projection of the advertisement from face of building?	2.6 metre(s)
Dimension:	Height: 0.8 x Width: 18.7 x Depth: 0.1 metre(s)
What materials will the sign be made of?	
Flat aluminium sheet	
What is the maximum height of any of the individual letters and symbols?	50 cm
The colour of text and background	
Matt white	
Will the sign be illuminated?	Yes
Will the sign be illuminated internally or externally?	Externally Illuminated
Illuminance levels	600 cd/m2
Will the illumination be static or intermittent?	Static

Fascia sign(s): 6	
What is the height from the ground to the base of the advertisement?	3.5 metre(s)
What is the maximum projection of the advertisement from face of building?	0.4 metre(s)
Dimension:	Height: 3.5 x Width: 3 x Depth: 0.4 metre(s)
What materials will the sign be made of?	
Flat aluminium sheet	
What is the maximum height of any of the individual letters and symbols?	50 cm
The colour of text and background	
Matt white	
Will the sign be illuminated?	Yes
Will the sign be illuminated internally or externally?	Externally Illuminated

22. Type of Proposed Advertisement(s)

Illuminance levels	600 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

18/11/2020

To

18/11/2025

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

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

18 Bury Old Road

Date (Must be pre-application submission)

01/09/2020

Details of the pre-application advice received

Officer advised that Council would want to see electrically operated projecting awnings installed to the Bury Old Road elevation.

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	Darren
Surname	Pomfret
Declaration date (DD/MM/YYYY)	18/11/2020

☒ 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)