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	
Suffix	
Property name	Didsbury High School
Address line 1	4 The Avenue
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M20 2ET

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

Easting (x)	383456
Northing (y)	392488

Description

2. Applicant Details

Title	Please Select...
First name	
Surname	-
Company name	Laurus Trust
Address line 1	Didsbury High School, 4 The Avenue
Address line 2	
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	
Postcode	M20 2ET
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

3. Agent Details

Title	Ms
First name	T
Surname	Croghan
Company name	Pozzoni Architects
Address line 1	Woodville House, 2 Woodville Rd
Address line 2	
Address line 3	
Town/city	Altrincham
Country	United Kingdom
Postcode	WA14 2FH
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.

Erection of 3no. flag poles, each of which are proposed to be:
Dimensions: 6000mm height, 120mm diameter at base of pole, 65mm diameter at top of pole
Materials: White powder coated fibreglass flagpole, with Silver onion shaped finial, weight and halyard.

Installation of 3no. flags to the above proposed flag poles, each of which are proposed to be:
Dimensions: 1000mm x 1600mm
Materials: knitted polyester, printed one side (colour), finished with rope and toggle.

5. Description of the Proposal

Content printed on the flags are: a) The Laurus Trust Logo. b) Didsbury High School Logo. c) School 'House' Logos.

Has the work or change of use already started? ○ Yes ◉ No

6. Existing Use

Please describe the current use of the site

Didsbury High School is a newly built 4 storey high school & sixth form, which is designed for a capacity of 1050 pupils aged 11-16 & 300 pupils aged 16-18; Use category D1.

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):

Other type of material (e.g. guttering) Flag Poles & Flags	
Description of existing materials and finishes (optional):	-
Description of proposed materials and finishes:	All flag poles are white powder coated fibreglass flagpole with silver onion shaped finial. There is also a weight and halyard. All the flags are a knitted polyester, printed one side (colour), finished with rope and toggle.

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

4938.FP-PAL-00-XX-DR-A-1100 - Flag Poles - Location Plan
4938.FP-PAL-00-XX-DR-A-1101 - Flag Poles - Existing & Proposed Site Plans

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

☐ 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:

13. Foul Sewage

- [ ] Mains Sewer
- [ ] Septic Tank
- [ ] Package Treatment plant
- [ ] Cess Pit
- [ ] Other
- [x] 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

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' covers ALL uses execept 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

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ○ Yes ◉ No

20. 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 - flag poles & flags only.

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)

3no. Flags, the content of which will be: a) Logo of the Laurus Trust. b) Logo of Didsbury High School. c) Logos of the School 'Houses'. Each flag will be 1000mm x 1600mm in size, and is proposed to be installed at the top of the flag poles which also form part of this application.

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

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

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?	5 metre(s)
What is the maximum projection of the advertisement from face of building?	0 metre(s)
Dimension:	Height: 1 x Width: 1.6 x Depth: 0.01 metre(s)
What materials will the sign be made of? Flags: knitted polyester, printed one side (colour)	
What is the maximum height of any of the individual letters and symbols?	100 cm
The colour of text and background varies depending on the 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

3no. Flags, all installed on the 6m tall flag poles (therefore height from ground level to base of flag is approx. 5m)

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 01/09/2020

To 01/09/2025

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?

25. Site Visit

- (•) 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

First name

Surname

Reference

Date (Must be pre-application submission)

21/01/2020

Details of the pre-application advice received

Advice relating to which type of planning application is applicable for this proposal

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

If No, has the permission of the owner or any other person entitled to give permission for the display of an advertisement been obtained? (•) 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 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.**

Please note: If there are no other owners* and/or agricultural tenants you will still need to 'add' the applicant's details in the 'Owner/Agricultural tenant' section below to complete the form.**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

29. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Ministry of Housing, Communities and Local Government
Address line 1	2 Marsham Street
Address line 2	
Town/city	London
Postcode	SW1P 4DF
Date notice served (DD/MM/YYYY)	14/05/2020

Person role

- (•) The applicant
- ( ) The agent

Title	Other
Other	
First name	
Surname	The Laurus Trust
Declaration date (DD/MM/YYYY)	28/05/2020

☑ 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)	28/05/2020