MANCHESTER CITY COUNCIL
**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 | 40 |
| Suffix | |
| Property name | |
| Address line 1 | Swan Street |
| Address line 2 | New Cross |
| Address line 3 | |
| Town/city | Manchester |
| Postcode | M4 5JG |

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

| | |
|---|---|
| Easting (x) | 384545 |
| Northing (y) | 398809 |

Description

Land at 40 Swan Street, New Cross, Manchester

## 2. Applicant Details

| | |
|---|---|
| Title | |
| First name | |
| Surname | Care of Agent |
| Company name | Swan Street Firehouse Ltd |
| Address line 1 | Care |
| Address line 2 | of |
| Address line 3 | |
| Town/city | Agent |
| Country | UK |

## 2. Applicant Details

| | |
|---|---|
| Postcode | |

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 | Matthew |
| Surname | Dawber |
| Company name | Savills |
| Address line 1 | Savills |
| Address line 2 | 12 Booth Street |
| Address line 3 | |
| Town/city | Manchester |
| Country | |
| Postcode | M2 4AW |
| Primary number | |
| Secondary number | |
| Fax number | |
| Email | |

## 4. Site Area

| | |
|---|---|
| What is the measurement of the site area? (numeric characters only). | 0.15 |
| Unit | Hectares |

## 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.

Full Planning Application for Temporary Use of Existing Buildings and Land as Cafes/Restaurants (Use Class E), Takeaways (Sui Generis), and Drinking Establishments (Sui Generis)

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

## 6. Existing Use

Please describe the current use of the site

Vacant former motorcycle parts showroom with fitting facilities (Sui Generis) and an MOT Centre (Sui Generis).

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

If Yes, please describe the last use of the site

Vacant former motorcycle parts showroom with fitting facilities (Sui Generis) and an MOT Centre (Sui Generis).

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):**

| Walls | |
|---|---|
| Description of existing materials and finishes (optional): | See Accompanying DAS |
| Description of proposed materials and finishes: | See Accompanying DAS |

| Roof | |
|---|---|
| Description of existing materials and finishes (optional): | See Accompanying DAS |
| Description of proposed materials and finishes: | See Accompanying DAS |

| Windows | |
|---|---|
| Description of existing materials and finishes (optional): | See Accompanying DAS |
| Description of proposed materials and finishes: | See Accompanying DAS |

| Doors | |
|---|---|
| Description of existing materials and finishes (optional): | See Accompanying DAS |
| Description of proposed materials and finishes: | See Accompanying DAS |

| Boundary treatments (e.g. fences, walls) | |
|---|---|
| Description of existing materials and finishes (optional): | See Accompanying DAS |
| Description of proposed materials and finishes: | See Accompanying DAS |

| Vehicle access and hard standing |
|---|

## 7. Materials

| | |
|---|---|
| Description of existing materials and finishes (optional): | See Accompanying DAS |
| Description of proposed materials and finishes: | See Accompanying DAS |

| Lighting | |
|---|---|
| Description of existing materials and finishes (optional): | See Accompanying DAS |
| Description of proposed materials and finishes: | See Accompanying DAS |

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 by JSA
Elevations by JSA
Layout Plan by JSA

## 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

## 11. Assessment of Flood Risk

- [ ] Existing water course
- [ ] Soakaway
- [x] 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:

- [x] Mains Sewer
- [x] 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.

Connection already in place from previous use.

## 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:

Please see attached waste servicing proforma within the Design and Access Statement.

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

If Yes, please provide details:

Please see proposed layout which includes a designated bin store with capacity for 6 x 350 litre bottle bins, 2 x 1,200 litre general waste bins, 1 x 1,200 litre food bin, and 1 x 1,200 litre cardboard bin

## 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

Please add details of the use classes and floorspace (if the relevant use class is not shown, please select 'Other' and provide details)

| 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) |
|---|---|---|---|---|
| A3 - Restaurants and cafes | 0 | 0 | 237.5 | 237.5 |
| A4 - Drinking establishments | 0 | 0 | 237.5 | 237.5 |
| A5 - Hot food takeaways | 0 | 0 | 0 | 0 |
| Other Sui Generis | 475 | 475 | 0 | -475 |
| Total | 475 | 475 | 475 | 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 | 30 |
| Part-time | 30 |
| 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 (if the relevant use class is not shown, please select 'Other' and provide details; if you do not know the hours of opening, select the use class and then select 'Unknown' in the popup box)

| Use | Monday to Friday | Saturday | Sunday and Bank Holidays | Unknown |
|---|---|---|---|---|
| A3 - Restaurants and cafes | Start Time: 08:00<br>End Time: 00:30 | Start Time: 08:00<br>End Time: 00:30 | Start Time: 08:00<br>End Time: 00:30 | |
| A4 - Drinking establishments | Start Time: 08:00<br>End Time: 00:30 | Start Time: 08:00<br>End Time: 00:30 | Start Time: 08:00<br>End Time: 00:30 | |
| A5 - Hot food takeaways | Start Time:<br>End Time: | Start Time:<br>End Time: | Start Time:<br>End Time: | X |

## 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. 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

First name

Surname

Reference

Date (Must be pre-application submission)

22/09/2020

Details of the pre-application advice received

Officer advised on type of reports required to ensure that an application would be valid.

## 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?

## 25. 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; 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 | Sun House |
| Address line 1 | Little Peter Street |
| Address line 2 | |
| Town/city | Manchester |
| Postcode | M15 4PS |
| Date notice served (DD/MM/YYYY) | 29/09/2020 |

Person role

○ The applicant
◉ The agent

| | |
|---|---|
| Title | |
| First name | Matthew |
| Surname | Dawber |
| Declaration date (DD/MM/YYYY) | 29/09/2020 |

☑ 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. ☑

## 26. Declaration

| | |
|---|---|
| Date (cannot be pre-application) | 29/09/2020 |