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.
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	61
Suffix	
Property name	First Floor
Address line 1	Bloom Street
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M1 3LY

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

Easting (x)	384277
Northing (y)	397803

Description

2. Applicant Details

Title	
First name	
Surname	See agent details
Company name	
Address line 1	See agent details
Address line 2	see agent details
Address line 3	
Town/city	
Country	

2. Applicant Details

Postcode	see agent details

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

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Ms
First name	Laura
Surname	Mcdermott
Company name	Cundall
Address line 1	4th Floor Partnership House
Address line 2	Regent Farm Road
Address line 3	Gosforth
Town/city	Newcastle upon Tyne
Country	
Postcode	NE3 3AF
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area? (numeric characters only).	77.30
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.

Application for for dual use of first floor 61 Bloom Street, Manchester, M1 3LY for B1 office and Sui Generis (Tattoo Studio) pursuant to Class V, part 3, Schedule 2 of the General Permitted Development (England) Order (2015) .

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

6. Existing Use

Please describe the current use of the site

The Building has been used primarily as office accommodation with a small area of space for photography studio use for the past 6 years.

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

If Yes, please describe the last use of the site

B1 Office

When did this use end (if known)? DD/MM/YYYY: 10/02/2020

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

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

11. Assessment of Flood Risk

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

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

If Yes, please provide details:

As there is no communal refuse storage area for the building, the existing arrangement is that tenants purchase waste bags and leave them on the street for collection on specified days. This is very common in small multi-occupied buildings, particularly where shared facilities are minimal.
The building already has arrangements with providers for waste. Emerge collect rubbish, a box of bags is purchased by tenants and then once full the bags are left out on a specified collection day. STE are contracted to collect confidential waste.
It is not anticipated that an increase in waste generated by either uses specified on this application for flexible permission would result in these existing waste collection arrangements having to change or being increased

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? (•) Yes ( ) No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

Subject to planning approval and the lease for the property being signed, a contract will be put in place to ensure the safe disposal and pickup of clinical waste resulting from the use of the property as a tattoo parlour. Clinical waste will be stored in a locked, clinical waste bin, in a locked room within the property. - Please see planning statement for more details

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

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:

23. Pre-application Advice

Title	
First name	
Surname	
Reference	

Date (Must be pre-application submission)

06/07/2020

Details of the pre-application advice received

Various email communications

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 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	Ms
First name	Laura
Surname	Mcdermott
Declaration date (DD/MM/YYYY)	28/07/2020

☑ 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. ☑

Date (cannot be pre-application)	28/07/2020