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	
Suffix	
Property name	Chethams School Of Music
Address line 1	Long Millgate
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M3 1SB

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

Easting (x)	383947
Northing (y)	398841

Description

2. Applicant Details

Title	
First name	
Surname	The Feeoffees of Chethams School
Company name	
Address line 1	Chethams School Of Music,
Address line 2	Long Millgate
Address line 3	
Town/city	Manchester
Country	

2. Applicant Details

Postcode	M3 1SB

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	David
Surname	Walker
Company name	2020 Architects Ltd
Address line 1	Unit 204
Address line 2	Ourworx, Trinity House, Newby Road,
Address line 3	
Town/city	Stockport
Country	United Kingdom
Postcode	SK7 5DA
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area? (numeric characters only).	0.01
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.

Proposed modifications to the stepped, ramped entrance to Stoller Hall, Hunt's Bank, Manchester

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

6. Existing Use

Please describe the current use of the site

Stoller Hall is part of the Chethams School campus and provides academic teaching, music teaching, practice and performance spaces. The existing stepped ramped entrance from Hunt's Bank is at the northernmost corner of the building, adjacent to Victoria Station Approach

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):	Stretched buff-red brickwork
Description of proposed materials and finishes:	Existing stretched buff-red brickwork remains and is unaffected by these proposals

Roof	
Description of existing materials and finishes (optional):	Finish to flat or near flat roofs unknown.
Description of proposed materials and finishes:	Roofs are to be retained and are unaffected by these proposals.

Windows	
Description of existing materials and finishes (optional):	Punched window openings with aluminum framed windows
Description of proposed materials and finishes:	Windows are to be retained and are unaffected by these proposals

Doors	
Description of existing materials and finishes (optional):	Entrance doors are bronze framed, fully glazed and set into glazed aluminium curtain walling with powder coat finish. Emergency exit doors are framed and faced with bronze sheeting.
Description of proposed materials and finishes:	All doors are to be retained and are unaffected by these proposals.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Outer walls of building and stepped ramp detail at Hunt's Bank entrance define boundary of site.
Description of proposed materials and finishes:	Outer walls of building and line of stepped ramp detail at Hunt's Bank entrance are to be retained and are unaffected by these proposals.

Vehicle access and hard standing

7. Materials

Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	N/A

Lighting	
Description of existing materials and finishes (optional):	Street lighting but no external lighting.
Description of proposed materials and finishes:	LED lighting proposed to illuminate stepped ramped entrance

Other Guarding to existing external steps	
Description of existing materials and finishes (optional):	Tubular bronze handrails flank main flight of steps from Hunt's bank pavement level to Stoller Hall entrance level.
Description of proposed materials and finishes:	Existing handrails to be carefully removed, refurbished (including the introduction of studs to deter skateboarding) and reinstalled. New matching tubular bronze (or bronze effect) railings with studs to deter skateboarding to be introduced to protect pedestrians and wheelchair users from unmarked changes of level, as shown on accompanying drawings

Other Step and floor finish	
Description of existing materials and finishes (optional):	Steps and external ground surfaces finished with natural stone paving with brass studs introduced close to nosings to identify changes of level.
Description of proposed materials and finishes:	Brass studs to be carefully removed from steps in front of main entrance and emergency escape doors, pockets in stone to be made good and contrasting non-slip nosings to be installed to make steps easier to both see and use.

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

0011.1000 - CSM Stoller Hall entrance - Site location plan
0011.1001 - CSM Stoller Hall entrance - Block plan
0011.1002 - CSM Stoller hall entrance - Plans as existing and proposed

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

0011.1000 - CSM Stoller Hall entrance - Site location plan
0011.1001 - CSM Stoller Hall entrance - Block plan
0011.1002 - CSM Stoller hall entrance - Plans as existing and proposed

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:

- [x] 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

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

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	Mr
First name	
Surname	
Reference	N/A

Date (Must be pre-application submission)

06/03/2020

Details of the pre-application advice received

The existing stepped ramp arrangement at the Hunt's Bank entrance to Stoller Hall is dangerous. Several pedestrians and at least one wheelchair user have fallen over the steps as it is virtually impossible to see the change of level when approaching from the direction of Victoria Station Approach.

Mr Mitchell, Principal Planner for the Manchester City Council City Centre Group, attended site on 6 March 2020. He inspected the existing stepped, ramped entrance, was informed of the accidents that have occurred and examined the drawings for the proposed alterations. He recommended that an application for Planning Permission should be prepared and submitted when ready.

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	Mr

25. Ownership Certificates and Agricultural Land Declaration

First name	David
Surname	Walker
Declaration date (DD/MM/YYYY)	16/07/2020

☑ 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)	16/07/2020