MANCHESTER CITY COUNCIL
Planning
Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

An application to determine if prior approval is required for a proposed:

Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Takeaways (Class A5), Betting Offices, Pay Day Loan Shops or Launderettes (Sui Generis Uses); or a Mixed Use combining use as a Dwellinghouse (Class C3) with a Shop (Class A1) or Financial and Professional Service (Class A2), Betting Office, Pay Day Loan Shop or Launderette (Sui Generis Uses); to Dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class M

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	81-83
Address line 1	Wilmslow Road
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M14 5SU

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

Easting (x)	385152
Northing (y)	395474

Description

2. Applicant Details

Title	Mr
First name	
Surname	Darr
Company name	Rolex books
Address line 1	81-83, Wilmslow Road

2. Applicant Details

Address line 2	
Address line 3	
Town/city	Manchester
Country	
Postcode	M14 5SU

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	Phill
Surname	Armstrong
Company name	Whitebox Architecture.com
Address line 1	White Box Architecture Ltd
Address line 2	8 Church Hill
Address line 3	
Town/city	KNUTSFORD
Country	
Postcode	WA16 6DH
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

Was the use of the building on 20th March 2013 (or the last use before that date) one of the following:
- a use within Class A1 (Shops) or Class A2 (Financial and Professional services);
- a use as a betting office, pay day loan shop or launderette; or
- a mixed use combining use as a dwellinghouse with one of the above uses;
- a use within Class A5 (Hot Food Takeaways)

◉ Yes ○ No

Was the building's use within Class A1 (Shops) or Class A2 (Financial and Professional services) only granted by a change of use under permitted development rights?
(Select 'No' if not relevant)

○ Yes ◉ No

Will the total combined floor space in the building (previously and in this proposal) changed to Class C3 (Dwellinghouses) exceed 150 square metres?

○ Yes ◉ No

4. Eligibility

Will the external dimensions of the resulting building extend beyond the existing building at any point? ○ Yes ◉ No

Is the building:
- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- in a safety hazard area;
- in a military explosives storage area;
- a listed building; or
- a scheduled monument.

○ Yes ◉ No

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

Change of use of first and second floors of existing A1 use into 2no. apartments.

Are any associated building works or other operations required to make this change?
Note that such works are restricted to those reasonably necessary to convert the building for use as a dwellinghouse (including partial demolition).

◉ Yes ○ No

If yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations (including partial demolition):

internal remodelling and installation of rooflights to rear elevation

What will be the net increase in dwellinghouses?
This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

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Please provide details of any transport and highways impacts and how these will be mitigated:

The unit is situated within a sustainable High Street location and a car will not be necessary. secure bicycle storage is provided within the scheme.

Please provide details of any contamination risks and how these will be mitigated:

None

Please provide details of any flooding risks and how these will be mitigated.
A flood risk assessment should accompany the application where the site:
- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

Check if your site location is in Flood Zone 2 or 3 online.
Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

No Flood Risk

Please provide details of the impact on the adequate provision of services based on the loss of the building's current use.
For example:
- Would there be a reasonable prospect of the building being used under it's current use class going forward?
- Would a unique shop, takeaway, launderette, professional or financial service be lost from the area if the use is changed?

The upper floors are used for ad hoc storage for the ground floor retail unit. This storage is not required due to modern stocking practices.

Where the building is located in a key shopping area, please provide details of any undesirable impact on the sustainability of that shopping area:

No impact

6. Declaration

I/we hereby apply for prior approval 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) 16/06/2020