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 Offices (Class B1(a)) to Dwellinghouses (Class C3).

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

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	101
Suffix	
Property name	
Address line 1	Great Western Street
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M14 4AA

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

Easting (x)	383929
Northing (y)	395546

Description

2. Applicant Details

Title	MR
First name	James
Surname	Bromfield
Company name	MSV Mosscare St. Vincents Housing
Address line 1	7th Floor, Trafford House
Address line 2	Chester Road
Address line 3	Stretford

2. Applicant Details

Town/city	Manchester
Country	
Postcode	M32 0RS

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

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mrs
First name	Victoria Jane
Surname	Saunders
Company name	Bernard Taylor Partnership Ltd
Address line 1	Elizabeth House
Address line 2	486 Didsbury Road
Address line 3	Heaton Mersey
Town/city	Stockport
Country	England
Postcode	SK4 3BS
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

Was the building in use on 29 May 2013 (or when last in use before that date) as an Office (Use Class B1(a))? (•) Yes ( ) No

Is any part of the land, site or building:
- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building)

( ) Yes (•) No

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

Conversion of existing offices into 17no apartments and office space

5. Description of Proposed Works, Impacts and Risks

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.	17

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

The traffic generated by the existing use as an office is higher than 17 dwellings. The scheme has approval for conversion to 23no dwellings and office space on ground floor, of which, the Transport Assessment for this application is attached.

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

There will be no contamination risks as the existing building will only be altered internally, ground works, water courses etc will be unaffected by the proposals.

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.

Flood zone 1 as indicated on gov.uk flood map for planning

Please provide details of the impacts of noise from commercial premises on the intended occupiers of the development and how this will be mitigated.
Note that 'commercial premises' means any premises normally used for the purpose of any commercial or industrial undertaking which existed on the date of this application including any licensed premises or any other place of public entertainment.

The surrounding areas is residential, no risk to noise from commercial premises, as no use in the vicinity

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)	03/03/2020