This form should be saved to your device and then completed using the free Adobe Acrobat Reader application or full version of Adobe Acrobat. Many internet browsers and other applications can display PDF files, but we cannot guarantee their compatibility in regard to these forms. We specifically advise users of Apple devices not to use 'Preview' because of known issues.

Notification for Prior Approval for a Proposed Change of Use of a Building from Shops (Class A1), Financial and Professional Services (Class A2), Takeaways (Class A5), a Betting Office, Pay Day Loan Shop, Launderette or a Mixed Use Combining Use as a Dwellinghouse with a Betting Office, Pay Day Loan Shop, Launderette, Shops (Class A1) or Financial and Professional Services (Class A2) to a use falling within Class C3 (Dwellinghouses), and for Associated Operational Development*

Town and Country Planning (General Permitted Development) Order 2015

Schedule 2, Part 3, Class M

* Development is not permitted where the cumulative floor space changing use exceeds 150 square metres.

Development is not permitted where the building is a listed building, or is a scheduled monument, or where the building is located on Article 2(3) land, in a site of special scientific interest, in a safety hazard area or in a military explosives storage area.

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Planning Authority in accordance with the legislation detailed on this form.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

Find contact details for Local Planning Authorities: https://www.planningportal.co.uk/lpasearch

If printed, please complete using block capitals and black ink.

1. Developer Name and Address

Title:	Mr	First name:	Nick		
Last name:	Treadaway				
Company (optional):	Soller Group				
Unit:		House number:		House suffix:	
House name:					
Address 1:	30-34				
Address 2:	New Bridge Street				
Address 3:					
Town:	London				
County:					
Country:					
Postcode:	EC4V 6BJ				

2. Agent Name and Address

Title:	Mr	First name:	Chris		
Last name:	Jones				
Company (optional):	Iceni Projects				
Unit:		House number:		House suffix:	
House name:					
Address 1:	This is The Space				
Address 2:	68 Quay Street				
Address 3:					
Town:	Manchester				
County:	Greater Manchester				
Country:					
Postcode:	M3 3EJ				

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Building number:	137	Building suffix:	
Building name:	Second floor				
Address 1:	137 Oxford Road				
Address 2:					
Address 3:					
Town:	Manchester				
County:					
Postcode:	M1 7DY				

4. Description of proposal

If the building was not in use on 20th March 2013, what date was it last in use? (DD/MM/YY) N/A

What was the use of the building on 20th March 2013 or the last use before that date?

The application floorspace was used as bank premises (use class A2) until November 2015. The building has been vacant since this time.

Please specify (*including any floor space that has already changed use to a dwellinghouse under Class M of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 2015)* the cumulative floor space of building which is proposed to change use to a dwellinghouse:

Please describe the proposed development, and provide relevant information on transport and highways, contamination and flooding risks on site. A flood risk assessment should be provided with the application where the building is located in Flood Zones 2 and 3, and in Flood Zone 1 where an area which has critical drainage problems has been notified to the Local Planning Authority by the Environment Agency:

Please refer to the submitted Prior Notification Evidence Statement prepared by Iceni Projects which describes the proposed development and provides assessment against the prior approval assessment criteria including information covering the transport and highways impact of the development; flood risk and contamination risks on the site.

Please provide a view on the impact of the change of use on the provision of services and an assessment of how likely it is that the building could be occupied by another retail or financial/professional services use:

Please refer to the submitted Prior Notification Evidence Statement prepared by Iceni Projects which which considers how likely it is that the building could be occupied by another A2 use.

4. Description of proposal (Continued)

Where the building is located in a key shopping area, please provide a view on the impact of the proposed change of use on the sustainability of that shopping area:

The site is not located within a key shopping area and is outside of the City Centre Primary Shopping Area.

Please give a description of any exterior alterations which are proposed to the building, including information of any intended partial demolition reasonably necessary to carry out these works:

No external alterations are proposed as part of this prior approval application. A separate planning application will be submitted for physical improvements to the building if required.

5. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

All sections of this notification completed in full, dated and signed (typed signature if sent electronically).	☒	A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal.	☒
The correct fee.	☒	Plans can be bought from one of our accredited suppliers using our Buy a planning map (www.planningportal.co.uk/buyaplan)	

6. Declaration

I/we hereby apply for prior approval as described in this notification 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.

Signed - Developer:

Or signed - Agent:

[redacted]

Date (DD/MM/YYYY): 19/11/19 (date cannot be pre-application)

7. Developer Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email Address - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.

8. Agent Contact Details

Telephone numbers

Country code: | National number: | Extension number:

[redacted]