Manchester City Council
P O Box 532 Town Hall Extension Manchester M60 2LA
0161 234 4516
planning.tst@manchester.gov.uk

Ref: IAP00041562-001

Application for Planning Permission. Town and Country Planning Act 1990

Site

Address	58, ALNESS ROAD, MANCHESTER, M16 8HW
Easting	383175.0
Northing	394419.0
Description of the location of the site	

Applicant Details

Name * Please provide the Applicant's Name and/or the applying Company Name

Title	Mr
First name	Kamran
Surname	Tahir
Company name	EMT Management Ltd
Street address *	58 Alness Road
	Whalley Range
Town/City *	Manchester
County	Lancashire
Country *	United Kingdom
Postcode *	M16 8HW
Telephone number *	
Mobile number (optional)	
Fax number (optional)	
Email (optional)	
Are you an agent acting on behalf of the applicant? *	Yes

Agent Details

Name * Please provide the Agent's name and/or Agency name

Title	Mr
First name	Shuaib
Surname	Khan
Agency name	Mr
Street address *	61 Princeville Street
Town/City *	Bradford
County	
Country *	United Kingdom
Postcode *	BD7 2AG
Telephone number *	07967979977
Mobile number (optional)	
Fax number (optional)	
Email *	eskhanz@hotmail.co.uk

Description of the Proposal

Please describe the proposed development including any change of use *	CONSTRUCTION OF ONE PAIR OF SEMI DETACHED DWELLING
Has the building work or change of use already started? *	No

Site Area

What is the site area? *	632.00
Units	sq.metres

Existing Use

Please describe the current use of the site *	Habitable dwelling
Is the site currently vacant? *	No

Existing Use

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 *	No
Land where contamination is suspected for all or part of the site *	No
A proposed use that would be particularly vulnerable to the presence of contamination *	No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? *	No
Is a new or altered pedestrian access proposed to or from the public highway? *	No
Are there any new public roads to be provided within the site? *	No
Are there any new public rights of way to be provided within or adjacent to the site? *	No
Do the proposals require any diversions/extinguishments and/or creation of rights of way? *	No

Vehicle Parking - Cars

Please provide information on the existing and proposed number of on-site parking spaces

Existing number of spaces *	0
Total proposed (including spaces retained) *	4

Vehicle Parking - Light goods vehicles / public carrier vehicles

Existing number of spaces *	0
Total proposed (including spaces retained) *	0

Vehicle Parking - Motorcycles

Existing number of spaces *	0
Total proposed (including spaces retained) *	0

Vehicle Parking - Disability spaces

Existing number of spaces *	0
Total proposed (including spaces retained) *	0

Vehicle Parking - Cycle spaces

Existing number of spaces *	0
Total proposed (including spaces retained) *	0

Vehicle Parking - Other (e.g. Bus)

Existing number of spaces *	0
Total proposed (including spaces retained) *	0

Vehicle Parking - Other (e.g. Bus)

Short description of other *	0

Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable) *

Are you updating any materials for the walls? *	Yes
Are you updating any materials for the roof? *	Yes
Are you updating any materials for the windows? *	Yes
Are you updating any materials for the doors? *	Yes
Are you updating any materials for the boundary treatments (e.g. fences, walls) *	Yes
Are you updating any materials for vehicle access and hard standing? *	Yes
Are you updating any materials for lighting? *	No
Are you updating any other materials? *	No
Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? *	No

Walls - add description

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded)

Description of existing materials and finishes *	N/A
Description of proposed materials and finishes *	Red Brick

Roof - add description

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded)

Description of existing materials and finishes *	N/A
Description of proposed materials and finishes *	Blue slates

Windows - add description

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded)

Description of existing materials and finishes *	n/a
Description of proposed materials and finishes *	Grey Upvc

Doors - add description

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded)

Description of existing materials and finishes *	N/A
Description of proposed materials and finishes *	Grey upvc

Boundary treatments - add description

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded)

Description of existing materials and finishes *	n/a
Description of proposed materials and finishes *	close boarded timber fence to rear and sides of boundary and metal railing to front

Vehicle access and hard standing - add description

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded)

Description of existing materials and finishes *	none
Description of proposed materials and finishes *	block paving to front area and slabs to side of property and some green area

Foul Sewage

Please state how foul sewage is to be disposed of *

- [x] Mains sewer
- [ ] Septic tank
- [ ] Package treatment plant
- [ ] Cess pit
- [ ] Other
- [ ] Unknown

Foul Sewage

Are you proposing to connect to the existing drainage system?	Yes

Foul Sewage

Please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references	tbc

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) *	No

If Yes, you will need to submit an appropriate 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)? *	No
Will the proposal increase the flood risk elsewhere? *	No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Soakaway
- [x] Main sewer
- [ ] Existing watercourse
- [ ] Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site? *	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? *	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'.

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals. Having referred to the guidance notes, 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:

a) Protected and priority species (see guidance note) *	No
b) Designated sites, important habitats or other biodiversity features (see guidance note) *	No
c) Features of geological conservation importance (see guidance note) *	No

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? *	No

Waste Storage and Collection

Have arrangements been made for the separate storage and collection of recyclable waste? *	No

Residential/Dwelling Units

Does your proposal include the gain, loss or change or use of residential units? *	No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? *	No

Employment

If known, please complete the following information regarding employees

Existing employees

Full-time *	0
Part-time *	0
Equivalent number of full-time	0

Proposed employees

Full-time *	0
Part-time *	0
Equivalent number of full-time	0

Hours of Opening

If you are proposing non-residential use A1 are the proposed hours of opening known?	Unknown
If you are proposing non-residential use A2 are the proposed hours of opening known?	Unknown
If you are proposing non-residential use A3 are the proposed hours of opening known?	Unknown
If you are proposing non-residential use A4 are the proposed hours of opening known?	Unknown
If you are proposing non-residential use A5 are the proposed hours of opening known?	
If you are proposing non-residential use B1A are the proposed hours of opening known?	Unknown
If you are proposing non-residential use B1B are the proposed hours of opening known?	Unknown
If you are proposing non-residential use B1C are the proposed hours of opening known?	
If you are proposing non-residential use B2 are the proposed hours of opening known?	Unknown
If you are proposing non-residential use B8 are the proposed hours of opening known?	Unknown
If you are proposing non-residential use C1 are the proposed hours of opening known?	Unknown
If you are proposing non-residential use C2 are the proposed hours of opening known?	Unknown
If you are proposing non-residential use D1 are the proposed hours of opening known?	Unknown
If you are proposing non-residential use D2 are the proposed hours of opening known?	Unknown
If you are proposing other non-residential use are the proposed hours of opening known?	Unknown

Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site *	none
Is the proposal for a waste management development? *	No

Hazardous Substances

Is any hazardous waste involved in the proposal? *	No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? *	No

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? *	No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? *	Yes
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) *	The applicant

Authority Employee/Member

With respect to the Authority, I am (a) a member of staff (b) an elected member (c) related to a member of staff (d) related to an elected member Do any of these statements apply to you? *	No

Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015

* Indicates required field

Certificates

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Are you the sole owner of ALL the land and have you been the sole owner for more than 21 days? *	Yes

Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015

Are there any agricultural tenants? *	No

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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding ("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act).

Person role	Applicant
Title *	Mr
First name *	Kamran
Surname *	Tahir
Declaration date (DD/MM/YYYY) *	09/05/2019

✓ Declaration made *

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 (DD/MM/YYYY - cannot be pre-application) *	08/05/2019