MANCHESTER CITY COUNCIL
Planning
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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	48
Suffix	
Property name	
Address line 1	Brundretts Road
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M21 9DE

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

Easting (x)	381637
Northing (y)	393823

Description

2. Applicant Details

Title	Mr
First name	Peter
Surname	Armistead
Company name	APL
Address line 1	346 Barlow Moor road
Address line 2	
Address line 3	
Town/city	
Country	

2. Applicant Details

Postcode	
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ◉ Yes ○ No

3. Agent Details

Title	Mr
First name	Simon
Surname	James
Company name	Simon James Arq Ltd
Address line 1	346 Barlow Moor Road
Address line 2	Chorlton
Address line 3	
Town/city	Manchester
Country	
Postcode	M21 8AY
Primary number	07787744715
Secondary number	
Fax number	
Email	simonjamesarq@gmail.com

4. Site Area

What is the measurement of the site area? (numeric characters only).	145
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.

Refurbishment of 3 existing flats to improve the layouts and sizes by taking advantage of the unused attic and basement spaces. Introduction of a new shed dormer to the outrigger and refurbishment and enlargement of existing main house shed dormer. Conversion of the basement to introduce some areas of the ground floor apartment. Raising and lowering of floors to improve basement and attic ceiling heights.

Has the work or change of use already started? ○ Yes ◉ No

6. Existing Use

Please describe the current use of the site

3no. residential apartments.

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? ◉ Yes ○ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Shed dormer facing wall is mainly window and the side cheeks are slate tiles.
Description of proposed materials and finishes:	The shed dormer walls and cheeks to be UPVC grey timber ship lap effect cladding.

Roof	
Description of existing materials and finishes (optional):	Main house roof is grey slate and the outrigger is a terracotta coloured clay tile.
Description of proposed materials and finishes:	Main house roof to be refurbished and a new slate tile to match the main house to be used to replace the outrigger roof and shed dormer roof.

Windows	
Description of existing materials and finishes (optional):	White UPVC windows with top hung openers.
Description of proposed materials and finishes:	White wood effect UPVC vertical sliding sash windows.

Doors	
Description of existing materials and finishes (optional):	Main front door is a traditional painted timber door and there is no rear door.
Description of proposed materials and finishes:	Main front door to be to be refurbished and repainted. New rear door to be a white aluminium powder coated door with a glazed white aluminium framed side panel.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Rear garden side and rear boundary is a timber panel fence. Front garden front boundary is a brick wall with a hedge over. North front garden boundary is a low timber panel fence. No boundary to the south front boundary.

7. Materials

Boundary treatments (e.g. fences, walls)	
Description of proposed materials and finishes:	Rear garden side and rear boundary is a timber panel fence which will be retained and be internal clad with timber latt. Front garden front boundary is a brick wall with a hedge over to be repaired, cleaned and repointed and the hedge cut back. North front garden boundary is a low timber panel fence which will be retained and be internal clad with timber latt. New low timber latt fence/bin enclosure to from new south front boundary.

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

132-48Brundrettsrd-PL- OS1 Location plan 1 : 1000.
132-48Brundrettsrd-PL- GA1 Existing and proposed site plan 1 : 100
132-48Brundrettsrd-PL- GA2 Existing and proposed Lower Ground Floor plans 1:50 and 1:100
132-48Brundrettsrd-PL- GA3 Existing and proposed Ground Floor plans 1:50 and 1:100
132-48Brundrettsrd-PL- GA4 Existing and proposed First Floor plans 1:50 and 1:100
132-48Brundrettsrd-PL- GA5 Existing and proposed Second Floor plans 1:50 and 1:100
132-48Brundrettsrd-PL- GA6 Existing and proposed Roof plans 1:50 and 1:100
132-48Brundrettsrd-PL- EL1 Existing and proposed Rear elevation 1:50 and 1:100
132-48Brundrettsrd-PL- EL2 Existing and proposed Front Elevation 1:50 and 1:100
132-48Brundrettsrd-PL- EL3 Existing and proposed Side Elevation 1:100
132-48Brundrettsrd-PL- EL1(COL) Front and rear elevation in colour NTS
132-48Brundrettsrd-PL- EL3(COL) Side elevation in colour NTS
132-48Brundrettsrd-PL- AD1 Proposed front garden bin store.

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

The front gateway position will be moved by approximately 1.4m towards the North to leave enough space to form a properly defined bin enclosure to hide the bins behind. The change is shown on plans:
132-48Brundrettsrd-PL- GA1 Existing and proposed Site and plan
132-48Brundrettsrd-PL- AD1 Proposed front garden bin store.

9. Vehicle Parking

Is vehicle parking relevant to this proposal? ○ 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? (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.) ○ 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:

☑ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system? ◉ Yes ○ No ○ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

132-48Brundrettsrd-PL- GA1 Existing and proposed site plan.

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ◉ Yes ○ No

If Yes, please provide details:

132-48Brundrettsrd-PL- AD1 Proposed front garden bin store.
132-48Brundrettsrd-PL- GA1 Existing and proposed site plan

Have arrangements been made for the separate storage and collection of recyclable waste? ◉ Yes ○ No

If Yes, please provide details:

132-48Brundrettsrd-PL- AD1 Proposed front garden bin store.
132-48Brundrettsrd-PL- GA1 Existing and proposed site plan

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ○ Yes ◉ No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

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? ○ Yes ◉ No

18. Employment

Will the proposed development require the employment of any staff? ○ Yes ◉ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ○ Yes ◉ No

20. 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:

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

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
First name	Simon
Surname	James
Declaration date (DD/MM/YYYY)	24/03/2019

☑ 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)	24/03/2019