MANCHESTER CITY COUNCIL
Planning
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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. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Peter	Surname:	O'Connor
Company name:	PP O'Connor Limited				
Street address:	Thames Trading Estate				
	Woodrow Way			Telephone number:	
	Irlam			Mobile number:	
Town/City:	Manchester			Fax number:	
Country:	UK			Email address:	
Postcode:	M44 6ZQ				

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Steven	Surname:	Rowland
Company name:	Oakbay Design Limited				
Street address:	29 Bradford Road				
	Eccles			Telephone number:	01617070058
				Mobile number:	07966470358
Town/City:	Manchester			Fax number:	
Country:				Email address:	
Postcode:	M30 9FF				steve@oakbaydesign.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

Retrospective change of use to improve access from Sharston Road to the permitted non special waste transfer station and licenced waste site with booking in office and car parking and confirmation of use to the east for open storage of processed materials, booking out facilities and egress from the site to create a comprehensive waste storage, treatment and recycling centre. Also the installation of a purpose built waste separation plant and picking station with associated works and offices on the permitted area.

Has the building, work or change of use already started? (•) Yes ( ) No

If Yes, please state the date when the building, work, or use started: 01/06/2015

Has the building, work or change of use been completed? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	
Suffix:	
House name:	The Old Railway Station
Street address:	Off Longley Road
	Northenden
Town/City:	Manchester
Postcode:	M22 4SH

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	383399
Northing:	389144

Description:

Land between Sharston Industrial Estate and The Operational Railway Line. site was the former Northenden Railway Station.

5. Pre-application Advice

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

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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 the reference of the plan(s)/drawings(s)

Drawing no. Z310.003 Western Entrance. Minor Works to align kerbing.

7. Waste Storage and Collection

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

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

8. 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? ○ Yes ◉ No

9. Materials

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

Boundary Treatments - description:

Description of *existing* materials and finishes:

Existing periphery fencing palisade or paladin with security gates at both entrance and exit points. 3.5m high concrete screening wall on northern boundary by proposed input stockpile and picking station.

Description of *proposed* materials and finishes:

As existing with repairs as necessary

Doors - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Picking station - steel security doors painted dark blue.
Booking in cabin steel security door painted dark blue.

Lighting - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Lighting will be provided for safety and security at both booking in and out cabins and areas surrounding the picking station from the top of the building providing a safe area at the input stockpile, yard storage areas and access through the site.

Roof - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Picking station - steel cladding sheets painted grey.
Booking in cabin steel sheeted painted dark blue.

Vehicle Access - description:

Description of *existing* materials and finishes:

Vehicle access from both ends of the site. Processing area and storage area is concreted and drained.

Description of *proposed* materials and finishes:

Access from Sharston Road will be improved with kerbing and bitmac surfacing. Cold Planings surface will be provided for 8 cars. (1 disabled) for Car Parking.

Walls - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Picking Station - steel clad sheeting on a steel framed building painted dark blue.
Booking In Cabin - steel sheeted painted dark blue.

Windows - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Picking station - white plastic frames with double glazed units.
Booking in cabin - steel frames with double glazed units and steel shutters painted dark blue.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Design and access statement attach to this application.
Drawings attached Z310.001 Site layout plan. 002 Processing plant elevation and plan. 003 Western entrance and booking in office and 004 Planning areas

10. Vehicle Parking

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

10. Vehicle Parking

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	8	8
Cycle spaces	0	6	6
Disability spaces	0	1	1
Light goods vehicles / public carrier vehicles	0	0	0
Motorcycles	0	0	0

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☐	Package treatment plant	☐	Unknown	☑
Septic tank	☐	Cess pit	☐	Other	☐

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

12. 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 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)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system	☑ Main sewer	☐ Pond/lake
☐ Soakaway	☐ Existing watercourse	

13. 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

○ 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

14. Existing Use

Please describe the current use of the site:

The current use of the site is access to the permitted land use as a non-special waste transfer station with further storage, booking in office and weighbridge.

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

15. 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'.

16. Trade Effluent

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

17. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

17. Residential Units

Proposed Social Housing Total

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Existing Key Worker Housing Total

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? (•) Yes ( ) No

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B1 (c) - Light industrial	0	0	146	146
Total	0	0	146	146

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	2	2	3
Proposed employees	17		17

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
B1C	08:00:00	18:00:00	08:00:00	13:00:00			☐

21. Site Area

What is the site area? 6,200.00 sq.metres

22. 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:

Input of non hazardous waste is sorted prior to processing. This material is bulked up and removed from site for recovery or disposal. Suitable material from the imported waste stockpile is loaded through a trommel which breaks up the material and by covered conveyor is moved into the 10 person picking station where the waste is sorted and placed down shutes to be stored below in bays. See Drawing Z310.002

Is the proposal for a waste management development? ◉ Yes ○ No

Please complete the following table:

	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)		Maximum annual operational throughput in tonnes (or litres if liquid waste)	
Material recovery/recycling facilities (MRFs)	1,300.00	Tonnes	180,000.00	Tonnes
Transfer stations	200.00	Tonnes	20,000.00	Tonnes

Please give maximum annual operational throughput of the following waste streams:

	Maximum annual operational through-put	
Commercial and industrial	50,000.00	Tonnes
Construction, demolition and excavation	150,000.00	Tonnes

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 clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

A. Toxic substances Amount held on site Tonne(s)

B. Highly reactive/explosive substances Amount held on site Tonne(s)

C. Flammable substances (unless specifically named in parts A and B) Amount held on site Tonne(s)

24. 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? (Please select only one)

(•) The agent ( ) The applicant ( ) Other person

25. Certificates (Certificate A)

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)*.

Title: Mr First name: Steven Surname: Rowland

Person role: AGENT Declaration date: 07/06/2018 ☑ 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 07/06/2018