MANCHESTER CITY COUNCIL
Planning
Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Planning Permission and consent to display advertisement(s).
Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisement) Regulations 2007

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:		First Name:		Surname:	.
Company name:	McDonald's Restaurants Ltd				
Street address:	11-59 High Road				
	East Finchley		Telephone number:		
			Mobile number:		
Town/City:	London		Fax number:		
Country:	England		Email address:		
Postcode:	N2 8AW				

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

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Sarah	Surname:	Carpenter
Company name:	Planware Limited				
Street address:	The Granary				
	First Floor		Telephone number:		01787468500
	37 Walnut Tree Lane		Mobile number:		
Town/City:	Sudbury		Fax number:		
Country:	United Kingdom		Email address:		
Postcode:	CO10 1BD				sarah@planware.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Installation of new "Folded Roof" concept, comprising of aluminium cladding to the roof. New automated sliding entrance door to be installed.
The relocation of existing and installation of new fascia signage.

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

4. Site Address Details

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

House:	643
Suffix:	
House name:	McDonald's Restaurant
Street address:	Altrincham Road
Town/City:	MANCHESTER
Postcode:	M23 9AA

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

Easting:	380872
Northing:	389316

Description:

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

7. Waste Storage and Collection

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

If Yes, please provide details:

AS EXISTING

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

If Yes, please provide details:

AS EXISTING

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

If Yes, please provide details of the name, relationship and role:

8. Authority Employee/Member

Manchester City Council own the land.

9. Materials

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

Doors - description:

Description of *existing* materials and finishes:

SLIDING DOOR

Description of *proposed* materials and finishes:

NEW AUTOMATED SLIDING ENTRANCE DOOR TO BE INSTALLED FINISHED WITH KHAKI GREEN RAL 6015 ALUMINIUM FRAMES.

Roof - description:

Description of *existing* materials and finishes:

Tiles

Description of *proposed* materials and finishes:

NEW CLIP ON ROOF - COMPOSITE ALUMINIUM 4MM INTERPON MK120E DARK GREEN WITH COMPOSITE LOUVRE ALUMINIUM REYNOBOND 4MM DG5000 TEINTE BOIS D.8101.MR REVERSE REYNOBOND CLAY BROWN A8103S FINISH DG5000 ON TWO ELEVATIONS. PURE WHITE CANOPIES WITH KHAKI GREEN INSERT OVER THE DRIVE THRU BOOTHS.

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:

SEE DRAWING: 6814_AEW_1062_0105

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

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:

A3/A5 Restaurant /Takeaway

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					

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					

17. Residential Units

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
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					

Proposed Social Housing Total

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					

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					

Proposed Intermediate Housing Total

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

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					

Proposed Key Worker Housing Total

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					

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

19. Employment

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area? 0.68 hectares

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:

AS EXISTING

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 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. Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s):

RELOCATION OF EXISTING SIGNS AND INSTALLATION OF NEW FASCIA SIGNS. SUITE TO COMPRISE; 2 NO. WHITE "MCDONALD'S" LETTERSET SIGNS AND 3 NO. YELLOW "GOLDEN ARCH" SYMBOLS.

How many of the following type of advertisements are you applying for?

Fascia sign(s) 5 Projecting or hanging sign(s) 0 Hoarding(s) 0 Other 0

25. Location of Advertisement(s)

Is the advertisement(s) you are applying for already in place? ◉ Yes ○ No

If Yes, please provide details:

3 NO. EXISTING SIGNS TO BE REUSED FOLLOWING ROOF WORKS.

25. Location of Advertisement(s)

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal? (•) Yes ( ) No ( ) Not Applicable

If Yes to either or both above, please show the existing sign(s) on an elevation drawing or photograph and state the references for the drawing(s) or photograph(s).

SEE DRAWING: 6814_AEW_1062_0109

Will the proposed advertisement(s) project over a footpath or other public highway? ( ) Yes (•) No

26. Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From: 09/03/2018 To: 09/03/2028

27. Interest in the Land

Does the applicant own the land or buildings where the adverts are to be placed? ( ) Yes (•) No

If No, has the permission of the owner or any other person entitled to give permission for the display of an advertisement been obtained? (•) Yes ( ) No

28 (a). Details of Proposed Advertisement(s) - Fascia Sign

What is the height from the ground to the base of the advertisement (in metres)? 3.56 m

What is the maximum projection of the advertisement from face of building (in metres)? 0.00 m

What are the dimensions of the proposed advertisement? Height: 0.61 x Width: 5.45 x Depth: 0.10 metres

What materials will the sign be made of?

(ELEVATION A) EXISTING RELOCATED SIGN 5 - WHITE ACRYLIC "MCDONALD'S" TEXT SIGNAGE

What is the maximum height of any of the individual letters and symbols (in centimetres)? 61 cm

The colour of text and background:

WHITE

Will the sign be illuminated? (•) Yes ( ) No

Will the sign be illuminated internally or externally? (•) Internally ( ) Externally

Illuminance Levels: 600.00 cd/m

Will the illumination be static or intermittent? (•) Static ( ) Intermittent

28 (a). Details of Proposed Advertisement(s) - Fascia Sign

What is the height from the ground to the base of the advertisement (in metres)? 3.24 m

What is the maximum projection of the advertisement from face of building (in metres)? 0.00 m

What are the dimensions of the proposed advertisement? Height: 1.20 x Width: 1.48 x Depth: 0.10 metres

What materials will the sign be made of?

(ELEVATION A) EXISTING RELOCATED SIGN 6 - YELLOW ACRYLIC "GOLDEN ARCH" SYMBOL FASCIA SIGN

What is the maximum height of any of the individual letters and symbols (in centimetres)? 120 cm

The colour of text and background:

28 (a). Details of Proposed Advertisement(s) - Fascia Sign

YELLOW

Will the sign be illuminated? (•) Yes ( ) No

Will the sign be illuminated internally or externally? (•) Internally ( ) Externally

Illuminance Levels: 600.00 cd/m

Will the illumination be static or intermittent? (•) Static ( ) Intermittent

28 (a). Details of Proposed Advertisement(s) - Fascia Sign

What is the height from the ground to the base of the advertisement (in metres)? 3.38 m

What is the maximum projection of the advertisement from face of building (in metres)? 0.00 m

What are the dimensions of the proposed advertisement? Height: 0.61 x Width: 5.45 x Depth: 0.10 metres

What materials will the sign be made of?

(ELEVATION B) EXISTING RELOCATED SIGN 5 - WHITE ACRYLIC "MCDONALD'S" TEXT SIGNAGE

What is the maximum height of any of the individual letters and symbols (in centimetres)? 61 cm

The colour of text and background:

WHITE

Will the sign be illuminated? (•) Yes ( ) No

Will the sign be illuminated internally or externally? (•) Internally ( ) Externally

Illuminance Levels: 600.00 cd/m

Will the illumination be static or intermittent? (•) Static ( ) Intermittent

28 (a). Details of Proposed Advertisement(s) - Fascia Sign

What is the height from the ground to the base of the advertisement (in metres)? 3.51 m

What is the maximum projection of the advertisement from face of building (in metres)? 0.00 m

What are the dimensions of the proposed advertisement? Height: 0.90 x Width: 1.11 x Depth: 0.10 metres

What materials will the sign be made of?

(ELEVATION B) NEW SIGN 19 - YELLOW ACRYLIC "GOLDEN ARCH" SYMBOL FASCIA SIGN MOUNTED ON KHAKI GREEN BACKING PANEL

What is the maximum height of any of the individual letters and symbols (in centimetres)? 90 cm

The colour of text and background:

YELLOW AND KHAKI GREEN

Will the sign be illuminated? (•) Yes ( ) No

Will the sign be illuminated internally or externally? (•) Internally ( ) Externally

Illuminance Levels: 600.00 cd/m

Will the illumination be static or intermittent? (•) Static ( ) Intermittent

28 (a). Details of Proposed Advertisement(s) - Fascia Sign

What is the height from the ground to the base of the advertisement (in metres)? 3.48 m

What is the maximum projection of the advertisement from face of building (in metres)? 0.00 m

What are the dimensions of the proposed advertisement? Height: 0.90 x Width: 1.11 x Depth: 0.10 metres

What materials will the sign be made of?

(ELEVATION B) NEW SIGN 19 - YELLOW ACRYLIC "GOLDEN ARCH" SYMBOL FASCIA SIGN MOUNTED ON KHAKI GREEN BACKING PANEL

What is the maximum height of any of the individual letters and symbols (in centimetres)? 90 cm

The colour of text and background:

YELLOW AND KHAKI GREEN

Will the sign be illuminated? (•) Yes ( ) No

Will the sign be illuminated internally or externally? (•) Internally ( ) Externally

Illuminance Levels: 600.00 cd/m

Will the illumination be static or intermittent? (•) Static ( ) Intermittent

29. 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

30. Certificates (Certificate B)

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

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* and/or agricultural tenant *("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990)* of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: Manchester City Council Number: Suffix: House name: Street: Corporate Services Locality: P O Box 314, Town Hall Town: Manchester Postcode: M60 2JR	09/03/2018

Title: Mrs First name: Sarah Surname: Carpenter

Person role: AGENT Declaration date: 09/03/2018 [x] Declaration made

31. 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. [x] Date 09/03/2018