PLANNING PORTAL

You can use the Planning Portal to find the correct email address for your local planning authority.

www.planningportal.gov.uk/localauthoritysearch

Notification for Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3)

Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 3, Class O

Development consisting of a change of use of a building and any land within its curtilage to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order from a use falling within Class B1(a) (offices) of that Schedule*

*Development is not permitted where the building is on Article 2(5) land, is a Listed Building or is within the curtilage of a listed building or the site is, or contains, a Scheduled Monument, or is or forms part of a safety hazard area or military explosives storage area.

Publication of notifications on planning authority websites

Please note that the information provided on this notification 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.

Please note: you need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post.

1. Developer Name and Address

Title:	MR
First name:	GARY
Last name:	MACARTHUR.
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	ASHTON HOUSE
Address 1:	CORPORATION STREET
Address 2:	
Address 3:	
Town:	MANCHESTER
County:	
Country:	
Postcode:	M4 4DM.

2. Agent Name and Address

Title:	MR.
First name:	RICHARD
Last name:	DRINKWATER
Company (optional):	RICHARD DRINKWATER ARCHITECTS
Unit:	
House number:	19 ,
House suffix:	
House name:	
Address 1:	MAYVILLE DRIVE.
Address 2:	
Address 3:	
Town:	MANCHESTER
County:	
Country:	
Postcode:	M20 3RB .

3. Site Address Details

Please provide the full postal address of the application site.

Unit:	
Building number:	
Building suffix:	
Building name:	GLOBE HOUSE
Address 1:	30-34 SOUTHALL STREET.
Address 2:	MANCHESTER
Address 3:	
Address 4:	
Postcode:	M3 1LG.

4. Description of the Proposed Development

Please describe the proposed development, including relevant information covering transport and highways impacts of the development; contamination risks on the site; and flooding risks on the site.

Globe House is an existing office building located on Southall Street opposite Strangeways as shown on the attached drawing 07427_01 revision A. It is four storeys high with a semi-basement. There is car parking in an enclosed courtyard at the rear of the building accessed from Cheviot Street.

The proposal is to convert the building into apartments and provide 10 no car parking spaces in the basement along with a gym and pool. Access to the car park will be formed from Southall Street as shown on drawings 07427_100 and 101.

The 14 no existing, external car parking bays will be retained. This will give a total of 24 no car parking spaces for the development. The levels of traffic associated with this provision should not require any further assessment, particularly considering the previous office use – ie any impact would be negligible. The existing access to the car parking will be retained therefore further information regarding access should not be necessary.

Refuse collection will be as existing ie on a weekly basis from euro bins.

The existing fabric of the building is to be retained. It is not proposed to carry out any excavation work in connection with this development and therefore there is no contamination risk.

Note that there is an existing lift in the building which with refurbishment is sufficient for residential use and therefore excavations for a lift pit will not be required.

The change of use to residential means that the use is now considered 'more vulnerable' from a flooding perspective under the National Planning Policy Framework. However, the site is located wholly within Flood Zone 1 which is considered to be at a low risk of flooding from rivers or seas.

The site is located within the Conurbation Core Critical Drainage Area but the site is less than 0.5 hectares and therefore a full 'Flood Risk Assessment' would not be required for planning.

The site is not at risk of reservoir flooding and the surrounding highways are considered to be at low risk of surface water flooding. There are no proposals to increase the impermeable areas on the site and therefore there will be no increase in surface water run-off from the proposed development.

Foul drainage from the new accommodation will be connected to the existing drainage system. Surface water drainage will be retained as existing.

If the building was not in use on 29th May 2013, when was it last in use? Date (DD/MM/YYYY)

What was the use of the building on 29th May 2013 or the last use before that date?

OFFICES.

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).

☐ The correct fee – separately by the applicant,

☑ 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. Plans can be bought from one of our accredited suppliers using our Buy-a-Plan service (www.planningportal.gov.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.

