MANCHESTER CITY COUNCIL

Planning
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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:	Mr	First Name:	Lee	Surname:	Pepper
Company name:					
Street address:	Burnage Social Club				
	247A Kingsway	Telephone number:			
		Mobile number:			
Town/City:	Manchester	Fax number:			
Country:		Email address:			
Postcode:	M19 1AL				

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Peter	Surname:	Borkus
Company name:	Core design				
Street address:	Core Design(uk) Limited				
	The Studio. 21 Shaw Road	Telephone number:	[redacted]		
	Heaton Moor	Mobile number:			
Town/City:	Stockport	Fax number:			
Country:		Email address:			
Postcode:	SK4 4AG		[redacted]		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Erection of a Three storey building to form external bar area and Salon at
Ground floor level, with managers living accommodation above. Comprising:
Salon - Siu Generis class
Bar :- A4 use class.
Residential :- C3 use class

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: 29/02/2016

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: 247 Suffix: A

House name: Burnage Social Club

Street address: Kingsway

Town/City: Manchester

Postcode: M191AL

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

Easting: 386327

Northing: 392864

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: David Surname: Lawless

Reference:

Date (DD/MM/YYYY): 20/03/2018 (Must be pre-application submission)

Details of the pre-application advice received:

Requested the withdrawal of two current applications :-
112391- Layout to the Managers Accommodation.
117506 - New Access to Kingsway.
Replace with this application.
Fee agreed 25.4.18 - £1001 (Mr D. Lawless / Ms J. Armstrong).

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)

18013-201- Site Plan as proposed

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes (•) No

7. Waste Storage and Collection

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:

Concrete post and panel to Mauldeth Road site boundary.

Description of *proposed* materials and finishes:

Facing brickwork to Kingsway elevation.
Colour:- Red multi.
Black painted metal railings - infill panels

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Aluminium composite doors.
Colour:- To match windows.

Lighting - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Wall wash down lighters.

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Concrete interlocking slates.
Colour :- Dark grey

Vehicle Access - description:

Description of *existing* materials and finishes:

Tarmac / unmade. Existing access off Mauldeth road.

Description of *proposed* materials and finishes:

Permeable concrete block paving to new access from Kingsway.

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Blockwork cavity walls.
Rendered - Painted white

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

PVC High performance windows.

9. Materials

Colour:- Dark grey

OTHER - description:

Type of other material: Rainwater goods

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

UPVC deepflow with circular downpipes.
Colour :- Black /dark grey.

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:

18013-201- Site Plan as proposed
18013-202- Plans as proposed
18013-203- Elevations as proposed
18013 / 2 /PAB - Design and access satement

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	25	31	6

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

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

18013-201-Site Plan as proposed

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:

Community,Sports and Social Club

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	0	0	0	1	0
Sheltered Housing					
Unknown					

Proposed Market Housing Total: 1

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:

Overall Residential Unit Totals	
Total proposed residential units	1
Total existing residential units	

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

18. All Types of Development: Non-residential Floorspace

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)
Mixed - Bar and associated uses, and Salon	0	0	112.8sqm	112.8sqm
Total	0	0	112.8sqm	112.8sqm

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

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? 11,689.00 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:

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):

24. Type of Proposed Advertisement(s)

Refer to drawing 18013-202 for sign positions.

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

Fascia sign(s) 4 | 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

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

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: 24/04/2018 To: 23/04/2023

27. Interest in the Land

Does the applicant own the land or buildings where the adverts are to be placed? ◉ 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)? 2.15 m

What is the maximum projection of the advertisement from face of building (in metres)? 0.30 m

What are the dimensions of the proposed advertisement? Height: 0.60 x Width: 2.08 x Depth: 0.10 metres

What materials will the sign be made of?

Sign 2:- Flat panel sign. Powder coated aluminium. Profiled edges.

What is the maximum height of any of the individual letters and symbols (in centimetres)? 15 cm

The colour of text and background:

Cream letters on a matt black / dark grey background

Will the sign be illuminated? ○ 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)? 2.18 m

What is the maximum projection of the advertisement from face of building (in metres)? 0.30 m

What are the dimensions of the proposed advertisement? Height: 0.30 x Width: 5.63 x Depth: 0.30 metres

What materials will the sign be made of?

Sign 1 :-Box sign. Powder coated metal . Matt black / dark grey.

What is the maximum height of any of the individual letters and symbols (in centimetres)? 15 cm

The colour of text and background:

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

Cream letters on a matt black / dark grey background.

Will the sign be illuminated? ○ 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)? 0.95 m

What is the maximum projection of the advertisement from face of building (in metres)? 0.10 m

What are the dimensions of the proposed advertisement? Height: 1.21 x Width: 0.60 x Depth: 0.10 metres

What materials will the sign be made of?

Sign 3 :- Flat panel sign,powder coated aluminium. Profiled edges.

What is the maximum height of any of the individual letters and symbols (in centimetres)? 15 cm

The colour of text and background:

Cream letters on a matt black / dark grey background

Will the sign be illuminated? ◉ Yes ○ No

Will the sign be illuminated internally or externally? ○ Internally ◉ Externally

Illuminance Levels: 200.00 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)? 2.55 m

What is the maximum projection of the advertisement from face of building (in metres)? 0.15 m

What are the dimensions of the proposed advertisement? Height: 2.50 x Width: 2.35 x Depth: 0.15 metres

What materials will the sign be made of?

Sign 4:- Flat panel sign. Powder coated aluminium. Profiled edges.

What is the maximum height of any of the individual letters and symbols (in centimetres)? 30 cm

The colour of text and background:

Cream letters on a matt black / dark grey background.

Will the sign be illuminated? ◉ Yes ○ No

Will the sign be illuminated internally or externally? ○ Internally ○ Externally

Illuminance Levels: 200.00 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 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: Peter | Surname: Borkus

Person role: AGENT | Declaration date: 24/04/2018 | ☑ 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. ☑ Date 24/04/2018