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:	John	Surname:	Chesworth
Company name:	Great Places Housing Association				
Street address:	2A				
	Derwent Avenue			Telephone number:	
	West Didsbury			Mobile number:	
Town/City:	Manchester			Fax number:	
Country:				Email address:	
Postcode:	M21 9QS				

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Robert	Surname:	Baines
Company name:	IGL Surveying Ltd				
Street address:	IGL Surveying Ltd				
	12 Greek Street			Telephone number:	01612094445
				Mobile number:	
Town/City:	Stockport			Fax number:	
Country:	Cheshire			Email address:	
Postcode:	SK3 8AB				rob.baines@iglsurveying.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Application to support previous listed building application 118363/LO/2017.
Proposed works include:
- Repairs to shop roof abutment details to resolve issues of water ingress.
- Replacement of unsafe / damaged faience capitals
- Repointing of masonry and faience over shops
- Replacement of timber sliding sash windows at first floor level of the front elevation
- Treatment of corroded steel beam over one shop window
- Removal of unauthorised signage and shutters from central shop front ("Bottle Tops" off-license shop)
- Internal redecoration and repairs within one retail unit ("Bottle Tops" off-license shop)

3. Description of the Proposal

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: | Suffix:

House name: 95-97

Street address: Northmoor Road

Town/City: MANCHESTER

Postcode: M12 5RT

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

Easting: 387285

Northing: 395518

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: Steven | Surname: McCombe

Reference:

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

Details of the pre-application advice received:

In an e-mail conversation, Steven reiterated the importance of maintaining the appearance of the building and identified that the original proposal, which proposed to remove the lip to the edge of the asphalt roofs over shops would likely not be accepted as this altered the appearance of the building.
The proposal has therefore been developed to maintain the appearance of the front elevation, making the necessary changes behind the principle roof "lip"/upstand.

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

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

If Yes, please provide details:

The building already has a designated area for refuse collection bins to the rear. This includes space for recycling containers and is unaffected by the proposal.

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):

Doors - description:

Description of *existing* materials and finishes:

Hardwood timber panel doors to the main entrance of the building. Doors into retail units are also timber panel doors but a number of these feature glazing within the upper panels

Description of *proposed* materials and finishes:

Existing doors are to remain throughout, however, the external door to the "Bottle Tops" retail unit is to be redecorated with matching green external timber paint.

Lighting - description:

Description of *existing* materials and finishes:

Al florescent tube light has been fixed to the shop front over the "Bottle Tops" shop.
All other lighting is to remain unaffected by this proposal.

Description of *proposed* materials and finishes:

External light over "Bottle Tops" shop is to be removed.

Roof - description:

Description of *existing* materials and finishes:

Clay tile pitched roofs at high levels are not affected by these proposals.
Flat roofs at both high level and over shop fronts at lower levels are finished with asphalt coverings.
Existing flashings at higher levels are formed with leadwork.
Defective abutments between asphalt roofs and faience brackets over the retail units at ground floor levels have been repaired in places with modern liquid plastic roofing finishes or lead-free flashings.

Description of *proposed* materials and finishes:

Newly formed asphalt roof upstands over shop roofs is to be formed with asphalt, reusing as much of the original asphalt as possible. New cover flashings used to weather the abutments between asphalt roofs and faience over ground floor shops are to be formed using leadwork.

Walls - description:

Description of *existing* materials and finishes:

Brickwork cavity walls to gable walls and rear elevation. The front elevation is formed from a combination of brickwork cavity walls and decorative faience quoins, pilasters, frieze, balustrades and copings.

Description of *proposed* materials and finishes:

Damaged, missing, or crudely replaced faience capitals at between shops to be reinstated with new faience capitals of matching colour and material. New capitals are to be moulded from the existing and a photograph showing the comparison between the existing and a proposed sample of the faience can be seen within Appendix A.
Repointing of brickwork and faience over shop roofs to the front elevation is to be carried out using traditional lime/sand mortars to preserve the faience and prevent freeze/thaw damage.

Windows - description:

Description of *existing* materials and finishes:

All windows to the building are timber framed.
Single glazed windows remain to the shops at ground floor levels. The circular window to the south elevation at third floor level is also single glazed. All other windows have been replaced with newer double glazed units.
Windows to the front elevation at first floor level are double glazed sliding sash units, operated by spiral balances.

9. Materials

Description of *proposed* materials and finishes:

Broken / missing glazing from the central retail unit ("Bottle Tops") at ground floor level is to be reinstated with new single glazing within the existing timber frames.
The timber frames to this unit are then to be redecorated in green to match the other retail units.
First floor sliding sash window frames have rotten and the windows are difficult to operate. They are therefore proposed to be replaced with new timber framed, double glazed, sliding sash units which will match the existing windows. However, the new windows will feature heavy duty spiral balances which can accommodate the weight of the large sliding sash panels.

OTHER - description:

Type of other material: Rainwater goods

Description of *existing* materials and finishes:

Hidden asphalt rainwater outlets over shop roofs are served by cast iron downpipes.
Downpipes at higher levels are generally decorative cast iron. Downpipes to the rear have been replaced at some time with modern aluminium downpipes, presumably as part of the buildings conversion.

Description of *proposed* materials and finishes:

Downpipes to be unaffected by the proposals. Asphalt gutters over shop fronts are to be cleared of all debris.

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:

IGL Drawings:
3175/P/01 - Existing Shop Roof Plans and Elevations
3175/P/02 - Proposed Shop Roof Plans and Elevations
3175/P/03 - Existing shop front construction detail
3175/P/04 - Proposed shop front construction detail
3175/P/05 - Existing vs Proposed Shop Front Plans & Elevations
3175/P/06 - Location Plan & Site Plan
3175/P/07 - Detailed front elevation of faience / shop roof abutmnet
3175/P/08 - Proposed Section Through Roof/Faience abutment
3175/P/09 - Proposed lower asphalt roof detail
3175/P/10 - Proposed leadwork detail (1)
3175/P/11 - Proposed leadwork detail (2)

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

12. Assessment of Flood Risk

How will surface water be disposed of?

☐ 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 existing building houses 4 retail units at ground floor level, with residential flats to first and second floor levels above

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

17. Residential Units

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					

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? 741.00 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):

No new advertisements are proposed. As the building is a listed building, it is proposed that a number of existing advertisements, which are believed to have been fitted to the building without prior consent, be removed. In particular, these apply to those advertisements which project from the front elevation of the shop known as "Bottle Tops," at right angles to the front elevation. It is proposed that the following signs be removed; "Paypoint," "Off licence," and "Payzone."
The main fascia sign over the shop window is to remain as this is in the position of the shop signage from the original build date.

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

Fascia sign(s) 0 Projecting or hanging sign(s) 0 Hoarding(s) 0 Other 1

Please describe:

This application only applies to existing signage being removed. No new signage is proposed as part of this application

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

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).

Please see photographs 29, 31 & 31 of attached photographic schedule entitled "Appendix B - Bottle Tops Retail Unit"

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: 01/03/2018 To: 31/12/2018

27. Interest in the Land

Does the applicant own the land or buildings where the adverts are to be placed? ◉ Yes ○ No

28 (d). Details of Proposed Advertisement(s) - Other Sign

What is the height from the ground to the base of the advertisement (in metres)? 0.00 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: 0.00 x Width: 0.00 x Depth: 0.00 metres

What materials will the sign be made of?

N/A

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

The colour of text and background:

N/A

Will the sign be illuminated? ○ Yes ◉ No

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: Robert Surname: Baines

Person role: AGENT Declaration date: 08/01/2018 ☑ 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 08/01/2018