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. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal co uk/apply

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

Please complete using block capitals and black ink
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title	MR	First name	K		
Last name.	GHAFFUR				
Company (optional).					
Unit		House number		House suffix	
House name	C/O AGENT				
Address 1					
Address 2					
Address 3					
Town					
County					
Country					
Postcode					

2. Agent Name and Address

Title·	MR	First name·	JONATHAN		
Last name.	RENSHAW				
Company (optional).	ebrdesigns com				
Unit		House number.	250	House suffix	
House name.					
Address 1	CHURCH ROAD				
Address 2	URMSTON				
Address 3					
Town	MANCHESTER				
County					
Country					
Postcode	M41 6HD				

3. Description of the Proposal

Please describe the proposed development, including any change of use

INSTALLATION OF DORMER TO FRONT ELEVATION, ROOFLIGHTS TO REAR ELEVATION AND EXTERNAL STAIRCASE TO PROVIDE ACCESS TO 2ND FLOOR

PLANNING AND BUILDING CONTROL
2 4 APR 2018

Has the building, work or change of use already started? ☐ Yes ☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY) _____ (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☒ No

If Yes, please state the date when the building, work or change of use was completed (DD/MM/YYYY) _____ (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit		House number	559	House suffix	
House name					
Address 1	BARLOW MOOR ROAD				
Address 2.	CHORLTON				
Address 3					
Town	MANCHESTER				
County					
Postcode (optional).	M21 8AN				

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

Easting | Northing

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)

Please tick if the full contact details are not known, and then complete as much as possible ☐

Officer name

Reference

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

Details of pre-application advice received?

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)

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

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

If Yes, please provide details

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

9. Materials

If applicable, please state what materials are to be used externally Include type, colour and name for each material

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	FACING BRICK	TILED DORMER	☐	☐
Roof	ROOF TILE	ROOF TILE TO MATCH	☐	☐
Windows	TIMBER	TIMBER/UPVC TO MATCH	☐	☐
Doors	TIMBER/UPVC	TIMBER TO MATCH	☐	☐
Boundary treatments (e g fences, walls)			☒	☐
Vehicle access and hard-standing			☒	☐
Lighting			☒	☐
Others (please specify)		METAL STAIRCASE (EXTERNAL)	☐	☐

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

REFER TO DESIGN AND ACCESS STATEMENT

10. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	6	8	+2
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g Bus)			
Other (e g Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of.

- [ ] Mains sewer
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant

Are you proposing to connect to the existing drainage system? [X] Yes [ ] No

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

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 [X] No

If Yes, you will need to submit a 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
- [ ] Existing watercourse
- [ ] Soakaway
- [ ] Pond/lake
- [X] Main sewer

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
- [X] 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
- [X] No

c) Features of geological conservation importance

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [X] No

14. Existing Use

Please describe the current use of the site

BAR/GYM

Is the site currently vacant? [ ] Yes [X] No

If Yes, please describe the last use of the site

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

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 [X] 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 [X] 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 [X] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No
If Yes, please complete details of the changes in the tables below

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total proposed residential units *(A + B + C + D) =*

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total existing residential units *(E + F + G + H) =*

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? [X] Yes [ ] No

If you have answered Yes to the question above please add details in the following table

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐				
	Net tradable area.	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐	1450			
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐			500	+500
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐	1210			
OTHER		☐				
Please Specify		☐				
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees

	Full-time	Part-time	Total full-time equivalent
Existing employees	6	-	
Proposed employees	7	-	

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
OFFICE	8am-5pm			

21. Site Area

Please state the site area in hectares (ha) 0 03

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 a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table

	Not applicable	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)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

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

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved·

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other

Amount (tonnes)

Other

Amount (tonnes)

24. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE. You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding

** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run*
*** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*

Signed - Applicant	Or [redacted]	Date (DD/MM/YYYY)
		17/04/2018

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* and/or agricultural tenant** of any part of the land or building to which this application relates

** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run*
*** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant	Or signed - Agent.	Date (DD/MM/YYYY)

24. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.*

*** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*

The steps taken were

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

On the following date (which must not be earlier than 21 days before the date of the application)

Signed - Applicant

Or signed - Agent

Date (DD/MM/YYYY)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

I certify/ The applicant certifies that

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run*

*** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*

The steps taken were

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

On the following date (which must not be earlier than 21 days before the date of the application).

Signed - Applicant

Or signed - Agent.

Date (DD/MM/YYYY)

25. Planning Application Requirements - 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 will result in your application being deemed invalid It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted

The original and 3 copies* of a completed and dated application form [X]

The original and 3 copies* of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North [X]

The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application [X]

The correct fee [X]

The original and 3 copies* of a design and access statement, if required (see help text and guidance notes for details) [X]

The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings) [X]

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick) You can check your LPA's website for information or contact their planning department to discuss these options

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

Signed - Applicant | Or signed - Agent | Date (DD/MM/YYYY)

16/04/2018 (date cannot be pre-application)

27. Applicant Contact Details

Telephone numbers

Country code | National number | Extension number

Country code. | Mobile number (optional)

Country code | Fax number (optional)

Email address (optional)

28. Agent Contact Details

Telephone numbers

Country code | National number | Extension number

Country code | Mobile number (optional)

Country code | Fax number (optional)

Email address (optional)

29. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? [X] 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)* [X] Agent [ ] Applicant [ ] Other (if different from the agent/applicant's details)

If Other has been selected, please provide

Contact name | Telephone number

Email address.