MANCHESTER CITY COUNCIL
Planning
Telephone: +44 (0)161 234 4516
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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:	Ross	Surname:	Mackenzie
Company name:	The Bay Horse Tavern Ltd				
Street address:	Suite 302 Barclay House				
	35 Whitworth Street West			Telephone number:	
				Mobile number:	
Town/City:	Manchester			Fax number:	
Country:				Email address:	
Postcode:	M1 5NG				

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Ralph	Surname:	Taylor
Company name:	Paul Butler Associates				
Street address:	31 Blackfriars Road				
				Telephone number:	01618353530
				Mobile number:	
Town/City:	Salford			Fax number:	
Country:	United Kingdom			Email address:	
Postcode:	M3 7AQ				ralph@paulbutlerassociates.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

External alterations including changes to kitchen extract and mechanical plant, replacement signage, and increase of permitted opening hours to: Monday – Thursday: Midday – 2330h (courtyard open throughout); Friday – Saturday: Midday – 0200h (courtyard open until 0000h); and, Sunday: Midday – 2230h (courtyard open throughout).

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:	35-37
Street address:	Thomas Street
Town/City:	MANCHESTER
Postcode:	M4 1NA

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

Easting:	384385
Northing:	398643

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:

The proposed layout of the premises will incorporate an internal waste store which will allow for the storage of refuse, glasses and cans, pulpable waste and biodegradable waste. An external bin store is provided to the rear of the building with space for 4no. 240L wheelie bins. Waste collections will be undertaken by a private waste contractor 'Fresh Start', who will be responsible for collecting bins and returning them following collection.

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

If Yes, please provide details:

The proposed layout of the premises will incorporate an internal waste store which will allow for the storage of refuse, glasses and cans, pulpable waste and biodegradable waste. An external bin store is provided to the rear of the building with space for 4no. 240L wheelie bins. Waste collections will be undertaken by a private waste contractor 'Fresh Start', who will be responsible for collecting bins and returning them following collection.

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:

N/A

Description of *proposed* materials and finishes:

N/A

Doors - description:

Description of *existing* materials and finishes:

Panelled timber door.

Description of *proposed* materials and finishes:

Existing timber panelled door to be retained and painted.

Lighting - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Roof - description:

Description of *existing* materials and finishes:

Slate roof.

Description of *proposed* materials and finishes:

Slate roof (no works proposed).

Vehicle Access - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Walls - description:

Description of *existing* materials and finishes:

Brick.

Description of *proposed* materials and finishes:

Brickwork to be painted grey.

Windows - description:

Description of *existing* materials and finishes:

Timber framed windows.

Description of *proposed* materials and finishes:

Timber framed windows. Ground floor window frames retained with single glazing replaced with stepped double glazing to meet acoustic engineers requirements.

OTHER - description:

Type of other material: Signage and plant

Description of *existing* materials and finishes:

Various

Description of *proposed* materials and finishes:

Please refer to application covering letter (Ljr/17.1128/rt01) which lists the application drawings which provide details.

9. Materials

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:

Please refer to application covering letter (Ljr/17.1128/rt01) which lists the documents and drawings which form part of the application.

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:

The site is occupied by The Bay Horse Public House. The premises closed in early 2017.

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					
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					

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					

17. Residential Units

Proposed Social Housing Total

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					

Intermediate Housing - Existing					
	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

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					

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					

Proposed Key Worker Housing Total

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

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
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
Other							☑

21. Site Area

What is the site area? 0.01 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:

Commercial kitchen and air conditioning system proposed. Please refer to application covering letter (Ljr/17.1128/rt01) which lists the documents and drawings accompanying this application which provide full details.

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):

Reclaimed curved brass pub lettering fixed on horizontal frame bars, as per historic Bay Horse Hotel signage, to be installed above entrance.

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:

As above.

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).

Refer to photographs within the submitted Planning Statement.

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: 31/07/2017 To: 31/07/2022

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)? 4.70 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: 1.34 x Width: 2.74 x Depth: 0.15 metres

What materials will the sign be made of?

Brass pub lettering

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

The colour of text and background:

Brass pub lettering

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

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

Illuminance Levels: 0.00 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: Agecroft Investment Co Ltd Number: Suffix: House name: Street: 17 London Road Locality: Town: Alderley Edge Postcode: SK9 7JT	07/06/2017

Title: Mr First name: Ralph Surname: Taylor

Person role: AGENT Declaration date: 07/06/2017 [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.

☑ Date 07/06/2017