MANCHESTER CITY COUNCIL
Planning
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Application for Planning Permission and listed building consent for alterations, extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

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:	Paul	Surname:	Elliot
Company name:	Astute Estates				
Street address:	Platt Chapel, Wilmslow Road				
			Telephone number:		
			Mobile number:		
Town/City:	MANCHESTER		Fax number:		
Country:			Email address:		
Postcode:	M14 6JA				

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Nadir	Surname:	Khan
Company name:	NK Architects				
Street address:	Sovereign House				
	Stockport Road		Telephone number:		01618501045
			Mobile number:		07814024033
Town/City:	Cheadle		Fax number:		
Country:	United Kingdom		Email address:		
Postcode:	SK8 2EA				nadir@nk-architects.com

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Change of use and alterations to Platt Chapel (D1) into two self-contained B1 Office Suites; with new mezzanine floors.

Has the development or work(s) already started? (•) Yes ( ) No

If Yes, please state the date when the development or work(s) were started: 01/08/2016

Has the development or work(s) been completed? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:

House name: Platt Chapel

Street address: Wilmslow Road

Town/City: MANCHESTER

Postcode: M14 6JA

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

Easting: 385569

Northing: 394470

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: Dave | Surname: Morris

Reference: Platt Chapel

Date (DD/MM/YYYY): 18/01/2016 (Must be pre-application submission)

Details of the pre-application advice received:

That a change of use for an office would be acceptable on the proposal site.

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)

We are proposing to create a new vehicular access off Wilmslow Road, this will be left turn only access and egress, so that you are going with the flow of the traffic. Please refer to drawing number 346.01 - Proposed Site Plan.

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:

On collection day the bins will be moved from the bin storage to the collection point by the office tenants, the refuse vehicle will collect the bins from site, and the bins will then be returned to the bin storage by the tenants. Please refer to drawing number 346.04 for further information.

7. Waste Storage and Collection

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

The two offices will have access to 2 x 1100L bins; one bin for general waste and one bin for recycling, paper and cardboard. A refuse truck will pull up to the new entrance proposed off Wilmslow Road and waste will be collected from the designated waste collection point.
On collection day the bins will be moved from the bin storage to the collection point by the office tenants, the refuse vehicle will collect the bins from site, and the bins will then be returned to the bin storage by the tenants. Please refer to drawing number 346.04 for further information.

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. Demolition

Does the proposal include total or partial demolition of a listed building? ( ) Yes (•) No

10. Listed building alterations

Do the proposed works include alterations to a listed building? (•) Yes ( ) No

If Yes, will there be works to the interior of the building? (•) Yes ( ) No

Will there be works to the exterior of the building? (•) Yes ( ) No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? (•) Yes ( ) No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? (•) Yes ( ) No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/ drawing(s).

State references for these plan(s)/drawing(s):

Please refer to drawings - 346.00 - 346.06 Inclusive
Design and Access Statement
Heritage Statement

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? ( ) Don't know ( ) Grade I ( ) Grade II* (•) Grade II

Is it an ecclesiastical building? ( ) Don't know (•) Yes ( ) No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ( ) Yes (•) No

13. Vehicle Parking

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

13. Vehicle Parking

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	3	3
Cycle spaces	0	5	5
Disability spaces	0	2	2

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

Boundary Treatments - description:

Description of *existing* materials and finishes:

Brickwork wall to boundary to Wilmslow Road. All other boundaries are metal palisade security fence.

Description of *proposed* materials and finishes:

We are proposing to make a new vehicular entrance into the site, the new opening in the boundary wall will be in keeping with the existing pedestrian opening. Please refer to drawing 346.05 - which shows the proposed gate and other details for the boundary wall facing Wilmslow Road; we are not proposing to make any other alterations to the existing side and rear boundary treatment.

Ceiling - description:

Description of *existing* materials and finishes:

Lath and Plaster.

Description of *proposed* materials and finishes:

Plasterboard and Skim

Chimney - description:

Description of *existing* materials and finishes:

There is no chimney on the existing building, but there is a feature bell tower above the existing front entrance.

Description of *proposed* materials and finishes:

No alterations are proposed to the existing bell tower.

External Doors - description:

Description of *existing* materials and finishes:

Hardwood Timber door to Main entrance;
Side doors are timber fire doors.

Description of *proposed* materials and finishes:

Proposed new door to office suite 2 to be, hardwood timber door, to match the existing hardwood door to main entrance.

External Walls - description:

Description of *existing* materials and finishes:

Red facing brickwork with stone feature sills and lintels.

Description of *proposed* materials and finishes:

No alterations are proposed to the existing external wall; there will be a new entrance door to the side elevation; all other windows and doors openings will remain as existing.

Floors - description:

Description of *existing* materials and finishes:

Existing ground floor is timber floor boards.
Existing mezzanine floor is timber construction and timber floor boards.

Description of *proposed* materials and finishes:

New mezzanine floor will be timber floor joists with timber floor boards, and plasterboard ceilings and skimmed.

Internal Doors - description:

Description of *existing* materials and finishes:

Hardwood Timber Doors

Description of *proposed* materials and finishes:

Hardwood timber doors; style to match existing.

Internal Walls - description:

Description of *existing* materials and finishes:

Timber stud partitions and masonry load bearing walls.

Description of *proposed* materials and finishes:

14. Materials

New internal walls will be metal stud with plasterboard and skim, this will allow for light weight construction. No alterations are proposed to the masonry load bearing walls.

Lighting - description:

Description of *existing* materials and finishes:

LED Security light to front entrance.

Description of *proposed* materials and finishes:

LED Security light to proposed new entrance to office 2, and also to the proposed West Elevation; where the bins will be stored.

Rainwater goods - description:

Description of *existing* materials and finishes:

Metal gutter and downpipes.

Description of *proposed* materials and finishes:

Existing gutters and downpipes will be cleaned and refurbished where required. They will remain in the same locations.

Roof covering - description:

Description of *existing* materials and finishes:

Natural Slate roofing tiles

Description of *proposed* materials and finishes:

The roof will be repaired using natural slate roof tiles to match existing.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Natural Stone Paving, loose gravel, and cemetery stones.

Description of *proposed* materials and finishes:

The new car parking area will be built over the cemetery stones. The hard standing area around the building will be the existing natural paving stones; the car park area will use Grass Guard to create a hard standing area and still maintain a green aesthetic.

Windows - description:

Description of *existing* materials and finishes:

Timber arched windows with single glazes panels (stained glass panels to window above existing entrance).

Description of *proposed* materials and finishes:

The existing windows will remain as existing, no work is proposed to them other than general tidy up and painting; the stained glass window will not be changed.

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:

Design and Access Statement
Heritage Statement
Specification for the Grass Guard System and the Bike Locker
Drawings 346.00 - 346.06 Inclusive.
Internal Photos

15. 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):

The proposed waste from the toilets and Tea points will be connected into the existing manhole of the proposal site.

16. 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 ( ) Yes (•) No

16. Assessment of Flood Risk

requirements for information as necessary.)

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

17. 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

18. Existing Use

Please describe the current use of the site:

Chapel (D1)

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

19. 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'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

21. 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					

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					

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					

21. Residential Units

Proposed Key Worker Housing Total

Existing Key Worker Housing Total

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? (•) Yes ( ) No

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)
B1 (a) - Office (other than A2)	0	0	289.9	289.9
D1 - Non-residential institutions	221.3	221.3	0	-221.3
Total	221.3	221.3	289.9	68.6

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

23. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees			0
Proposed employees	5	4	7

24. 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	
B1A	09:00:00	18:00:00	09:00:00	16:00:00	10:00:00	14:00:00	☐

25. Site Area

What is the site area? 805.20 sq.metres

26. 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:

The proposed change of use is for two B1(a) Office suites. There will not be any industrial or commercial processes taking place on the 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.

27. 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)

28. 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

29. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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: Nadir Surname: Khan

Person role: AGENT Declaration date: 03/05/2017 ☑ Declaration made

30. 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 03/05/2017