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 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:		First Name:		Surname:	.
Company name:	McDonald's Restaurants Ltd				
Street address:	11-59 High Road				
	East Finchley		Telephone number:		
			Mobile number:		
Town/City:	London		Fax number:		
Country:	England		Email address:		
Postcode:	N2 8AW				

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

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Sarah	Surname:	Carpenter
Company name:	Planware Limited				
Street address:	The Granary				
	First Floor		Telephone number:		01787468500
	37 Walnut Tree Lane		Mobile number:		
Town/City:	Sudbury		Fax number:		
Country:	United Kingdom		Email address:		
Postcode:	CO10 1BD				sarah@planware.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Alterations to elevations to include the installation of a new "Folded Roof" concept, comprising of aluminium cladding to the roof. Reconfiguration of the drive thru lane and car park to include side by side ordering. Relocation of existing and installation of new fascia signage.

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:	McDonald's Restaurant
Street address:	Debdale Park
	21 Wall Way
Town/City:	MANCHESTER
Postcode:	M18 7WY

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

Easting:	389375
Northing:	395852

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:

AS EXISTING

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

If Yes, please provide details:

AS EXISTING

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:

TIMBER FENCING

Description of *proposed* materials and finishes:

RETAINING WALLS WHERE NECESSARY

Roof - description:

Description of *existing* materials and finishes:

Tiles

Description of *proposed* materials and finishes:

NEW CLIP ON ROOF - COMPOSITE ALUMINIUM 4MM INTERPON MK120E DARK GREEN WITH COMPOSITE LOUVRE ALUMINIUM REYNOBOND 4MM DG5000 TEINTE BOIS D.8101.MR REVERSE REYNOBOND CLAY BROWN A8103S FINISH DG5000 ON THREE ELEVATIONS. PURE WHITE CANOPY WITH KHAKI GREEN INSERT OVER DRIVE THRU BOOTHS.

Vehicle Access - description:

Description of *existing* materials and finishes:

CARPARK AND DRIVE THRU LANE - TARMAC

Description of *proposed* materials and finishes:

NEW TARMAC TO MATCH EXISTING WHERE NECESSARY.
NEW BLOCK PAVING TO SIGNAGE ISLAND AND PATIO EXTENSION.

Walls - description:

Description of *existing* materials and finishes:

BRICK AND CLADDING

Description of *proposed* materials and finishes:

NEW DARK GREY RAL 7022 ALUMINIUM CLADDING TO BOOTHS.

Windows - description:

Description of *existing* materials and finishes:

BOOTH WINDOWS

Description of *proposed* materials and finishes:

BOOTH WINDOW FRAMES FINISHED WITH DARK GREY RAL 7022.

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:

SEE DRAWINGS; 6914_AEW_0716_0104 & 6914_AEW_0716_0005

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	33	29	-4
Disability spaces	2	2	0
Other (e.g. bus)	3	3	0
Short description of Other	GRILL BAYS & PARENT AND CHILD		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☑	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐	Other	☐

11. Foul Sewage

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:

A3/A5 Restaurant /Takeaway

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

15. Trees and Hedges

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

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

GENERAL RESTAURANT WASTE

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					

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

17. Residential Units

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? 0.35 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:

AS EXISTING

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)

23. Hazardous Substances

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):

RELOCATION OF 3 NO. EXISTING FASCIA SIGNS AND THE INSTALLATION OF 4 NO. NEW FASCIA SIGNS.

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

Fascia sign(s) 7 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

If Yes, please provide details:

3 NO. EXISTING SIGNS TO BE RELOCATED FOLLOWING WORKS.

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).

SEE DRAWINGS; 6914_AEW_0716_0009

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: 09/01/2017 To: 09/01/2026

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)? 3.50 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: 0.61 x Width: 5.45 x Depth: 0.10 metres

What materials will the sign be made of?

(ELEVATION A) RELOCATED SIGN 5 - WHITE ACRYLIC "MCDONALD'S" TEXT SIGNAGE

What is the maximum height of any of the individual letters and symbols (in centimetres)? 61 cm

The colour of text and background:

WHITE

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

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

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

Illuminance Levels: 600.00 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)? 3.43 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: 0.90 x Width: 1.11 x Depth: 0.10 metres

What materials will the sign be made of?

(ELEVATION D) NEW SIGN 19 - YELLOW ACRYLIC "GOLDEN ARCH" SYMBOL FASCIA SIGN MOUNTED ON KHAKI GREEN BACKING PANEL

What is the maximum height of any of the individual letters and symbols (in centimetres)? 90 cm

The colour of text and background:

YELLOW

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

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

Illuminance Levels: 600.00 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)? 3.43 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: 0.90 x Width: 1.11 x Depth: 0.10 metres

What materials will the sign be made of?

(ELEVATION D) NEW SIGN 19 - YELLOW ACRYLIC "GOLDEN ARCH" SYMBOL FASCIA SIGN

What is the maximum height of any of the individual letters and symbols (in centimetres)? 90 cm

The colour of text and background:

YELLOW

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

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

Illuminance Levels: 600.00 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)? 3.43 m

What is the maximum projection of the advertisement from face of building (in metres)? 0.00 m

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

What are the dimensions of the proposed advertisement? Height: 0.90 x Width: 1.11 x Depth: 0.10 metres

What materials will the sign be made of?

(ELEVATION C) NEW SIGN 19 - YELLOW ACRYLIC "GOLDEN ARCH" SYMBOL FASCIA SIGN

What is the maximum height of any of the individual letters and symbols (in centimetres)? 90 cm

The colour of text and background:

YELLOW

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

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

Illuminance Levels: 600.00 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)? 3.32 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: 1.20 x Width: 1.37 x Depth: 0.10 metres

What materials will the sign be made of?

(ELEVATION B) RELOCATED SIGN 6 - YELLOW ACRYLIC "GOLDEN ARCH" SYMBOL FASCIA SIGN

What is the maximum height of any of the individual letters and symbols (in centimetres)? 120 cm

The colour of text and background:

YELLOW

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

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

Illuminance Levels: 600.00 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)? 3.42 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: 0.90 x Width: 1.11 x Depth: 0.10 metres

What materials will the sign be made of?

(ELEVATION A) NEW SIGN 19 - YELLOW ACRYLIC "GOLDEN ARCH" SYMBOL FASCIA SIGN MOUNTED ON KHAKI GREEN BACKING PANEL

What is the maximum height of any of the individual letters and symbols (in centimetres)? 90 cm

The colour of text and background:

YELLOW

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

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

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

Illuminance Levels: 600.00 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)? 3.37 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: 0.61 x Width: 5.45 x Depth: 0.10 metres

What materials will the sign be made of?

(ELEVATION B) RELOCATED SIGN 5 - WHITE ACRYLIC "MCDONALD'S" TEXT SIGNAGE

What is the maximum height of any of the individual letters and symbols (in centimetres)? 61 cm

The colour of text and background:

WHITE

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

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

Illuminance Levels: 600.00 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: Mrs First name: Sarah Surname: Carpenter

Person role: AGENT Declaration date: 09/01/2017 ☑ 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 09/01/2017