MANCHESTER CITY COUNCIL

Planning
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Manchester M60 2LA

Application for conservation area consent for demolition in a conservation area. 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: David | Surname: Britton

Company name:

Street address: 456 Wilmslow Road

Town/City: Withington

County: Manchester

Country:

Postcode: M20 3BG

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

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

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Gabor | Surname: Piffko

Company name: Keppie Design

Street address: 1 Portland Street

Town/City: Manchester

County: Greater Manchester (Met County)

Country:

Postcode: M1 3BE

	Country Code	National Number	Extension Number
Telephone number:	+44	1612338600	
Mobile number:			
Fax number:			

Email address: gpiffko@keppiedesign.co.uk

3. Description of the Proposal

Please describe the proposed works:

Demolition of a 1 storey pitched roof existing Locksmith shop to prepare a site for a 3 storey living & working development, containing retail unit to the ground floor and an apartment to the first and second floors.

Has the work already started? ( ) Yes (•) No

4. Site Address Details

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

House: 615 Suffix: B

House name: Key Lock & Safe (Manchester) Ltd

Street address: Wilbraham Road

Town/City: Manchester

County:

Postcode: M21 9AN

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

Easting: 381518

Northing: 393991

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? (•) Yes ( ) No

If Yes, please describe and include the planning application reference number(s), if known:

Full Planning Application ref no.: 100685 (615B Wilbraham Road)

6. 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: First name: Steve Surname: McCoombe

Reference:

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

Details of the pre-application advice received:

informal discussions during 1 no. meeting and via emails

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? (•) Yes ( ) No

If Yes, please provide details:

We have been in close consultation with neighbouring owner and tenants who approve of our proposals.

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. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

To demolish all the existing building to give opportunity to create a more eco friendly living and working environment for the site owner.

10. 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

11. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate under Regulation 6 of the 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 or building to which the application relates.

Title: Mr First name: Gabor Surname: Piffko

Person role: Agent Declaration date: 10/12/2012 ☒ Declaration made

12. 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 10/12/2012