MANCHESTER CITY COUNCIL

Planning
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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:	Mr	First name:		Surname:		

			Country Code	National Number	Extension Number
Company name	JY KINSHA LLP & UK COMMERCIAL PROPERTY TRUST LTD.				
Street address:	C/O AGENT	Telephone number:			
		Mobile number:			
Town/City		Fax number:			
County:					
Country:		Email address:			
Postcode:					

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

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	MICHELE	Surname:	STEEL	

			Country Code	National Number	Extension Number
Company name:	DELOITTE LLP				
Street address:	DELOITTE LLP				
	2 HARDMAN STREET	Telephone number:		0161 455 6000	
		Mobile number:			
Town/City	MANCHESTER	Fax number:			
County:	GREATER MANCHESTER (Met County)				
Country:		Email address:			
Postcode:	M3 3HF				

3. Description of the Proposal

Please describe the proposed development including any change of use:

CHANGE OF USE TO A MEDICAL CENTRE (USE CLASS D1), INTERNAL DEMOLITION WORKS AND INSTALLATION OF ROOF MOUNTED PLANT AND 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: PALL MALL COURT

Street address: 61-67 KING STREET

Town/City: MANCHESTER

County: GREATER MANCHESTER

Postcode: M2 4PD

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

Easting: 383968

Northing: 398276

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: ANTHONY Surname: MITCHELL

Reference: N/A

Date (DD/MM/YYYY): 23/01/2013 (Must be pre-application submission)

Details of the pre-application advice received:

ADVICE PROVIDED BY ANTHONY MITCHELL AND JOHN WHYARD BETWEEN JANUARY AND MARCH 2013 RELATING TO THE PROPOSED WORK, THE ARCHITECTURAL AND HISTORICAL SIGNIFICANCE OF VARIOUS ASPECTS OF THE BUILDING AND THE FORM AND CONTENT OF THE PLANNING, ADVERTISEMENT AND LISTED BUILDING CONSENT APPLICATIONS.

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:

STORAGE COLLECTION AREAS TO REMAIN AS EXISTING. PLEASE REFER TO DESIGN AND ACCESS STATEMENT FOR FURTHER DETAILS.

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):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

NOT APPLICABLE

Description of *proposed* materials and finishes:

NOT APPLICABLE

Roof - description:

Description of *existing* materials and finishes:

NOT APPLICABLE

Description of *proposed* materials and finishes:

NOT APPLICABLE

Windows - description:

Description of *existing* materials and finishes:

NOT APPLICABLE

Description of *proposed* materials and finishes:

NOT APPLICABLE

Doors - description:

Description of *existing* materials and finishes:

NOT APPLICABLE

Description of *proposed* materials and finishes:

NOT APPLICABLE

Boundary treatments - description:

Description of *existing* materials and finishes:

NOT APPLICABLE

Description of *proposed* materials and finishes:

NOT APPLICABLE

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

NOT APPLICABLE

Description of *proposed* materials and finishes:

NOT APPLICABLE

Lighting - add description

Description of *existing* materials and finishes:

NOT APPLICABLE

Description of *proposed* materials and finishes:

NOT APPLICABLE

Others - description:

Type of other material: ROOF MOUNTED PLANT AND SIGNAGE

Description of *existing* materials and finishes:

PLEASE REFER TO DESIGN AND ACCESS STATEMENT

Description of *proposed* materials and finishes:

PLEASE REFER TO DESIGN AND ACCESS STATEMENT

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 PREPARED BY MAKERFIELD DESIGN PARTNERSHIP;
PRODUCT LITERATURE FOR MITSUBISHI PURY-P7800SJM-A VRF & MITSUBISHI PUHZRP125VKA AIR CONDENSING UNITS;
PLAN REFS: - 13523-01 (AIR CONDITIONING AND VENTILATION - ROOF LAYOUT); 12.23/PL/13 (PROPOSED ROOF PLAN OVER 5TH FLOOR) AND;
3182-002 (PROPOSED SIGNAGE)

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	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other	ALL ARRANGEMENTS ARE AS EXISTING		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☒	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐		

Other

AS EXISTING

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:

VACANT

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site:

COMMERCIAL PREMISES OCCUPIED BY ABN AMRO

When did this use end (if known) (DD/MM/YYYY)? 01/01/2003

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 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

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

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)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking estabishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	633.0	633.0	0.0	-633.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	685.0	685.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	633.0	633.0	685.0	52.0

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

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	12	0	12

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
D1	07:00:00	21:00:00	07:00:00	19:00:00	09:00:00	18:00:00	☐

21. Site Area

What is the site area? 00.03 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:

MEDICAL CONSULTATIONS, DIAGNOSTICS AND TREATMENTS.

Is the proposal for a waste management development? ○ Yes ◉ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

24. Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s):

THE INSTALLATION OF ILLUMINATED PANEL SIGNAGE WITHIN TWO BAY WINDOWS ABOVE THE PROPOSED MEDICAL CENTRE ENTRANCE AND THE ERECTION OF WALL-MOUNTED ILLUMINATED SIGNAGE ON THE KING STREET FACADE OF STAIRCASE 1, PALL MALL COURT 61-67 KING STREET, MANCHESTER

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

Fascia sign(s) 0 Projecting or hanging sign(s) 3 Hoarding(s) 0 Other 0

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

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: 01/05/2013 To: 30/04/2018

27. Interest in the Land

Does the applicant own the land or buildings where the adverts are to be placed? ◉ Yes ○ No

28 (b). Details of Proposed Advertisement(s) - Hanging Sign

What is the height from the ground to the base of the advertisement (in metres)? 2.500 m

What is the maximum projection of the advertisement from face of building (in metres)? 0.100 m

What are the dimensions of the proposed advertisement? Height: 1.200 x Width: 1.300 x Depth: 0.100 metres

What materials will the sign be made of?

PLEASE REFER TO SECTION 3.3.8 OF THE DESIGN AND ACCESS STATEMENT AND PLANS REF: 12.23/PL/15 AND 3182-002 FOR FURTHER INFORMATION.

What is the maximum height of any of the individual letters and symbols (in centimetres)? 0.130 cm

The colour of text and background:

PLEASE REFER TO SECTION 3.3.8 OF THE DESIGN AND ACCESS STATEMENT AND PLANS REF: 12.23/PL/15 AND 3182-002 FOR FURTHER INFORMATION. SIGN WILL BE LIT BY LED MODULES PRODUCING 45 LUMENS PER MODULE (80 lm/W)

Will the sign be illuminated? ◉ Yes ○ No

Will the sign be illuminated internally or externally? ◉ Internally ○ Externally

Illuminance Levels: 0.000 cd/m

Will the illumination be static or intermittent? ◉ Static ○ Intermittent

28 (b). Details of Proposed Advertisement(s) - Hanging Sign

What is the height from the ground to the base of the advertisement (in metres)? 2.550 m

What is the maximum projection of the advertisement from face of building (in metres)? 0.020 m

What are the dimensions of the proposed advertisement? Height: 0.560 x Width: 1.725 x Depth: 0.020 metres

What materials will the sign be made of?

PLEASE REFER TO SECTION 3.3.8 OF THE DESIGN AND ACCESS STATEMENT AND PLANS REF: 12.23/PL/15 AND 3182-002 FOR FURTHER INFORMATION.

What is the maximum height of any of the individual letters and symbols (in centimetres)? 0.160 cm

The colour of text and background:

PLEASE REFER TO SECTION 3.3.8 OF THE DESIGN AND ACCESS STATEMENT AND PLANS REF: 12.23/PL/15 AND 3182-002 FOR FURTHER INFORMATION. SIGN WILL BE LIT BY LED MODULES PRODUCING 45 LUMENS PER MODULE (80 lm/W)

Will the sign be illuminated? ◉ Yes ○ No

Will the sign be illuminated internally or externally? ◉ Internally ○ Externally

Illuminance Levels: 0.000 cd/m

Will the illumination be static or intermittent? ◉ Static ○ Intermittent

28 (b). Details of Proposed Advertisement(s) - Hanging Sign

What is the height from the ground to the base of the advertisement (in metres)? 2.550 m

What is the maximum projection of the advertisement from face of building (in metres)? 0.020 m

What are the dimensions of the proposed advertisement? Height: 0.560 x Width: 1.725 x Depth: 0.020 metres

What materials will the sign be made of?

PLEASE REFER TO SECTION 3.3.8 OF THE DESIGN AND ACCESS STATEMENT AND PLANS REF: 12.23/PL/15 AND 3182-002 FOR FURTHER INFORMATION.

What is the maximum height of any of the individual letters and symbols (in centimetres)? 125.000 cm

The colour of text and background:

PLEASE REFER TO SECTION 3.3.8 OF THE DESIGN AND ACCESS STATEMENT AND PLANS REF: 12.23/PL/15 AND 3182-002 FOR FURTHER INFORMATION. SIGN WILL BE LIT BY LED MODULES PRODUCING 45 LUMENS PER MODULE (80 lm/W)

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

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

Illuminance Levels: 0.000 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 2010 Certificate under Article 12

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: Mrs First name: MICHELE STEEL Surname: ON BEHALF OF DELOITTE LLP

Person role: Agent Declaration date: 12/04/2013 ☒ Declaration made

30. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. (•)

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ( )

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mrs First Name: MICHELE STEEL Surname: ON BEHALF OF DELOITTE LLP

Person role: Agent Declaration date: 12/04/2013 ☒ 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 12/04/2013