MANCHESTER CITY COUNCIL

PART 1 Of The Planning Register

087339

Planning
PO Box 463, Town Hall Extension
Manchester M60 3N
Phone: 0161 234 4516 Fax: 0161 234 450
Email: planning@manchester.gov.ul

Application for Planning Permission. Town and Country Planning Act 1990

087339

ublication of planning applications on council web sites
lease note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form nd in supporting documents may be published on the council's website.
f any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection ct and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Zahid | Surname: Anwar

Company name: Introbuild

Street address: Unit 3 Apollo Business Park
Apsley Grove

Town/City: Ardwick
County: Manchster
Country: UK
Postcode: M12 6AW

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

Email address: admin@introbuild.co.uk

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

Additional Windows Needed to front elevation of building

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: 0 | Suffix:
House name: Varley Business Centre
Street address: James Street

Town/City: Miles Platting
County: Manchester
Postcode: M40 8EL

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

Easting: 386018
Northing: 399436

Description:

Block of 11 Industrial Units and 1 Office Block on the corner of James St and Varley St

PLANNING
ACK'D
REPLIED
REC'D 31 JUL 2008
INIT DATE
M
M
M
FOR ACTION

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

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

8. Neighbour and Community Consultation

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

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ( ) Yes (•) No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Brick and Blockwork to 2.4 metres, then Wall Cladding - Kingspan KS1000 Silver

Description of *proposed* materials and finishes:

Brick and Blockwork to 2.4 metres, then Wall Cladding - Kingspan KS1000 Silver
with extra 4 no. Double Glazed Windows (Grey Aluminium) Cut Into The Kingspan

Windows - description:

Description of *existing* materials and finishes:

Double Glazed Screens and Personnel Doors (Grey)

Description of *proposed* materials and finishes:

Double Glazed Screens and Personnel Doors (Grey) AND extra 4 no. Double Glazed Windows (Grey Aluminium) Cut Into The Kingspan per unit, Total 36 windows.

Doors - description:

Description of *existing* materials and finishes:

Double Glazed Screens and Personnel Doors (Grey), Grey Insulation Loading Bay Doors, Grey Emergency Exit Rear Door

Description of *proposed* materials and finishes:

Double Glazed Screens and Personnel Doors (Grey), Grey Insulation Loading Bay Doors, Grey Emergency Exit Rear Door

Boundary treatments - description:

Description of *existing* materials and finishes:

2.4m high Zebex Mesh 'Paladin type' fencing with matching gates - Colour Black

Description of *proposed* materials and finishes:

2.4m high Zebex Mesh 'Paladin type' fencing with matching gates - Colour Black

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

2.4m high Zebex Mesh 'Paladin type' gates - Colour Black giving access to a tarmac area for parking

Description of *proposed* materials and finishes:

2.4m high Zebex Mesh 'Paladin type' gates - Colour Black giving access to a tarmac area for parking

Lighting - add description

Description of *existing* materials and finishes:

Interior - By way of skylights and interior low watt halogen lighting
Exterior - Low watt flood lights to front and rear

Description of *proposed* materials and finishes:

Interior - By way of skylights and interior low watt halogen lighting
Exterior - Low watt flood lights to front and rear

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:

11. 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	36	36	0
Light goods vehicles/public carrier vehicles	18	18	0
Disability spaces	18	18	0
Cycle spaces	27	27	0

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer [X] Package treatment plant [ ] Unknown [ ]

Septic tank [ ] Cess pit [ ]

Other

Are you proposing to connect to the existing drainage system? ( ) Yes (•) No ( ) Unknown

13. 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 [X] Main sewer [ ] Pond/lake

[ ] Soakaway [ ] Existing watercourse

14. Biodiversity and Geological Conservation

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

15. Existing Use

Please describe the current use of the site:

Warehouse
B1, B2, B8

Is the site currently vacant? (•) Yes ( ) No

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

New Build

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

Does the proposal involve any of the following:

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

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. 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 will need to provide a full Tree Survey with accompanying plan before your application can be determined. 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'

17. Trade Effluent

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

18. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? ○ Yes ◉ No

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	30	30	45
Proposed employees	30	30	45

21. 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
B1A	08:00:00	17:00:00					☐
B1B	08:00:00	17:00:00					☐
B1C	08:00:00	17:00:00					☐
B2	08:00:00	17:00:00					☐
B8	08:00:00	17:00:00					☐

22. Site Area

What is the site area? 1,890 hectares

23. 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:

Site to be used for general B1 B2 B8 uses. Windows are for allowing extra light

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

24. Hazardous Substances

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

25. 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

26. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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)* of any part of the land or building to which this application relates.

Notice recipient	Date notice served

26. Certificates (Certificate B - continued)

Title: Mr | First name: zahid | Surname: anwar

Person role: Agent | Declaration date: 15/04/08 | [X] Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select 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: ( )

Title: Mr | First Name: zahid | Surname: anwar

Person role: Applicant | Declaration date: 15/04/08 | [X] Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. [X]

Date 30/07/2008

Application : 087339

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else 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)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE
Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY): 16/08/2008

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 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:

Name of Tenant	Address	Date Notice Served

RECEIVED 12 DEC 2008

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- 3 copies of a completed and dated application form: ☐
- 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☐
- 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☐
- The correct fee: ☐
- 3 copies of a design and access statement: ☐
- 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☐
- 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☐

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY): (date cannot be pre-application)

Application : 087339

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
INTROBUILD LTD	Unit 3 Apollo Business Park, Apsley Grove, Manchester M12 6AW	01/07/2008
NAFEEM RIAZ	Unit 3 Apollo Business Park, Apsley Grove Manchester M12 6AW	01/07/2008
BRIAN ARMITAGE	Unit 4 Dale House, Pochin Street, Miles Platting, Manchester M40 8FF	01/07/2008

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
		10/08/2008

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*)of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

PLANNING
RECD 12 AUG 2008
INIT | REC'D | DATE

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):