MANCHESTER CITY COUNCIL

Planning
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Manchester M60 2LA

Application for Planning Permission and conservation area consent for demolition in a conservation area. Town and Country Planning 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: Julian | Surname: Valentine

Company name: Hale Estates

Street address: 252 Peel Green Road
Eccles

Town/City: Salford
County: Manchester
Country: United Kingdom
Postcode: M30 7BU

	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: Tom | Surname: Flanagan

Company name: Paul Butler Associates

Street address: 31 Blackfriars Road

Town/City: Salford
County: Manchester
Country: United Kingdom
Postcode: M3 7AQ

	Country Code	National Number	Extension Number
Telephone number:		0161 835 3530	
Mobile number:			
Fax number:			

Email address: tom@paulbutlerassociates.co.uk

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

Refurbishment and conversion of Church Inn building to form 4 dwellings; erection of 8 dwellings within the remainder of the site; and, associated car parking and landscaping.

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: Former Church Inn

Street address: Church Road

Town/City: Northenden

County:

Postcode: M22 4WD

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

Easting: 383133

Northing: 390085

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: David Surname: Lawless

Reference:

Date (DD/MM/YYYY): 07/05/2013 (Must be pre-application submission)

Details of the pre-application advice received:

A meeting was held with Manchester City Council's planning and conservation & design officers (David Lawless, Roger Hall and Paul Mason) on 7 May 2013 to establish the principle of the proposals; discuss the planning issues requiring consideration; and, the next steps for progressing an application. There was subsequent agreement on the information required to support an application.

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)

Refer to drawing A169_P_105 'Proposed External Works 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:

Each dwelling will be provided with an external bin store.

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

If Yes, please provide details:

Each dwelling will be provided with facilities for internal storage of refuse and recycled waste. The occupants of the dwellings will be responsible for the transfer of waste to the external recycle bins (Refer to Waste Management Strategy within Planning and Heritage Statement).

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)?

Part demolition of the Church Inn building to allow refurbishment and conversion of the main section; and, demolition of the single storey building to the rear of the Church Inn to enable redevelopment of the site.

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:

Church Inn: red brick and stone headers and sills.

Description of *proposed* materials and finishes:

plots 1/8/9/10/11/12 to be brick (to be agreed)
plots 2/3/4/5 to be retained brick facade of Church Inn to front and side elevations, with timber cladding to rear (colour to be agreed)
plots 6/7 to be timber cladding and brick. (colour to be agreed)

Roof - description:

Description of *existing* materials and finishes:

Church Inn: grey slate.

Description of *proposed* materials and finishes:

Dark Grey Tile

Windows - description:

Description of *existing* materials and finishes:

Church Inn: wood framed and single glazed windows. Majority of the existing windows are boarded or bricked up.

Description of *proposed* materials and finishes:

timber framed double glazed with solid timber ventilation panels (colour to be agreed) with precast stone sills and precast stone lintels to windows on front elevations only.

Doors - description:

Description of *existing* materials and finishes:

Church Inn: wooden doors and frames. All doors are boarded up.

Description of *proposed* materials and finishes:

solid timber (colour to be agreed) with precast stone lintels

Boundary treatments - description:

Description of *existing* materials and finishes:

Red brick walls, wooden fencing and concrete block fencing.

Description of *proposed* materials and finishes:

timber fences, with brick and railing walls to front gardens where applicable and a low level brick retaining wall with railings to the rear of plots 2-5.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Tarmac.

Description of *proposed* materials and finishes:

Vehicle Access: Block Paving (colour to be agreed)
Hardstanding: Block Paving (colour to be agreed)

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:

Please refer to the application covering letter (Ref: ljr02tf) which lists the planning drawings and documents accompanying the application.

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	30	19	-11
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			

12. 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

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	☒ Main sewer	☐ Pond/lake
☐ Soakaway	☐ Existing watercourse	

14. 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

15. Existing Use

Please describe the current use of the site:

The site is currently vacant.

Is the site currently vacant? ◉ Yes ○ No

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

The site/building was last used as a public house (Use Class A4). This use ceased after it suffered from fire damage in October 2006.

When did this use end (if known) (DD/MM/YYYY)? 31/10/2006

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

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 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'.

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

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		1	3	6	
Flats/Maisonettes	2				
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 12

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 0

Overall Residential Unit Totals

Total proposed residential units	12
Total existing residential units	0

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use 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	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening 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	

22. Site Area

What is the site area? 00.20 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:

Not applicable.

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 A)

Certificate Of Ownership - Certificate A
Certificate under Article 12 – Town and Country Planning (Development Management Procedure) (England) Order 2010 & 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 or building 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: Tom | Surname: Flanagan

Person role: Agent | Declaration date: 04/09/2013 | ☒ 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. 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 04/09/2013