Planning
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PART 1 Of The Planning Register

RECD 29 MAY 2008

MANCHESTER CITY COUNCIL

Application for Planning Permission and listed building consent for alterations, extension or demolition of a listed building.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

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as part of the application which falls within the definition of personal data under the Data Protection ct and is not to be published on the council's website, please contact the council's planning department.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: | First name: | Surname:

Company name: Airwave Solutions Ltd

Street address: c/o Agent

Town/City

County:

Country:

Postcode:

	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: Paul | Surname: Street

Company name: Galliford Try Communications

Street address: Cloister House
Riverside
New Bailey Street

Town/City: MANCHESTER

County:

Country:

Postcode: M3 5AG

	Country Code	National Number	Extension Number
Telephone number:		0870 950 9810	
Mobile number:			
Fax number:		0870 950 9811	

Email address: paul.street@gallifordtry.co.uk

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Fixing of 1 no. pole-mounted yagi antenna to the steelwork attached to the rooftop lift motor room. Fixing of associated cabinets to the concrete blockwork wall of the plant room. Siting of 42 no. omni antennas within the building, within risers, in existing roof voids, or attached to existing cable trays and fixing of cabling along existing cable routes.

Has the development or work(s) already started? ( ) Yes (•) No

4. Site Address Details

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

House: 16 Suffix:

House name: Midland Hotel

Street address: Peter Street

Town/City: MANCHESTER

County:

Postcode: M60 2DSW

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

Easting: 383815

Northing: 397860

Description:

Planning application for the installation of a pole-mounted 4-element Yagi antenna on the rooftop and Listed Building Consent application for the external Yagi antenna, 42 no. internally mounted Omni antennas and associated cabling, cell enhancer units and ancillary development.

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: Ms First name: Lucy Surname: Harrison

Reference:

Date (DD/MM/YYYY): 24/04/2008 (Must be pre-application submission)

Details of the pre-application advice received:

A pre-application consultation letter was sent to The Planning Department on 24 April 2008. A meeting was held at the Council Offices, with Lucy Harrison, on 9 May 2008. Given the minor impact of the proposal, the purpose of the meeting was mainly in order to explain the purpose of the scheme and to establish the level of detail required for the application. A subsequent exchange of emails confirmed that the scheme would require an application for planning permission for the yagi antenna only, with an application for listed building consent required for the whole scheme. One suggestion was that the antenna would be better mounted on the steelwork that is fixed to the lift motor room and plant room area (as opposed to directly on to the lift motor room itself. The proposal has been amended accordingly. She advised that further information on the fixing of omni antennas and associated cable routes would be required.

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. Demolition

Does the proposal include total or partial demolition of a listed building? ( ) Yes (•) No

11. Listed building alterations

Do the proposed works include alterations to a listed building? (•) Yes ( ) No

If Yes, will there be works to the interior of the building? (•) Yes ( ) No

Will there be works to the exterior of the building? (•) Yes ( ) No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? (•) Yes ( ) No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ( ) Yes (•) No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

MAN532A-GA-01A, 02B, 03A to 14A, details of feeder cable, radiating cable and omni antenna. Miscellaneous Photographs document.

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? ( ) Don't know ( ) Grade I (•) Grade II* ( ) Grade II

Is it an ecclesiastical building? ( ) Don't know ( ) Yes (•) No

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ( ) Yes (•) No

14. 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

15. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

Roof covering- add description

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

Chimney - add description

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

Windows - add description

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

External doors - add description

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

Ceilings - add description

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

15. Materials (continued)

Internal walls - add description

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

Floors - add description

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

Internal doors - add description

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

Rainwater goods - add description

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

Boundary treatments - add description

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

Vehicle access and hard standing - add 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 - add description

Other: External Antenna, interna

Description of *existing* materials and finishes:

not applicable

Description of *proposed* materials and finishes:

Aluminium antenna on galvanised steel pole, GRP antennas coloured white, Light grey steel and aluminium cabinets and black polyethylene coated cables (see supporting statement for full details)

Are you supplying additional information on submitted drawings or plans? (•) Yes ( ) No

If Yes, please state plan(s)/drawing(s) references:

MAN532A-GA-01A, 02B, 03 to 14A

16. 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

17. 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

18. 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

19. Existing Use

Please describe the current use of the site:

Hotel

Is the site currently vacant? ○ Yes ◉ No

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.

20. 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'

21. Trade Effluent

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

22. Residential Units

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

23. All Types of Development: Non-residential Floorspace

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

24. 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

25. 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
A1	n/a	n/a	n/a	n/a	n/a	n/a	☐
A2	n/a	n/a	n/a	n/a	n/a	n/a	☐
A3	n/a	n/a	n/a	n/a	n/a	n/a	☐
A4	n/a	n/a	n/a	n/a	n/a	n/a	☐
A5	n/a	n/a	n/a	n/a	n/a	n/a	☐
B1A	n/a	n/a	n/a	n/a	n/a	n/a	☐
B1B	n/a	n/a	n/a	n/a	n/a	n/a	☐
B1C	n/a	n/a	n/a	n/a	n/a	n/a	☐
B2	n/a	n/a	n/a	n/a	n/a	n/a	☐
B8	n/a	n/a	n/a	n/a	n/a	n/a	☐
C1	n/a	n/a	n/a	n/a	n/a	n/a	☐
C2	n/a	n/a	n/a	n/a	n/a	n/a	☐
D1	n/a	n/a	n/a	n/a	n/a	n/a	☐
D2	n/a	n/a	n/a	n/a	n/a	n/a	☐
Other	n/a	n/a	n/a	n/a	n/a	n/a	☐

26. Site Area

What is the site area? 00.10 hectares

27. 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:

Telecommunications Installation

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

28. Hazardous Substances

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

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 B)

Certificate Of Ownership - Certificate B

Certificate under Article 7 - Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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
Name	Mr M Magrane, Q Hotels, Midland Hotel		
Number:	15	Suffix:	
Street:	Peter Street		22/05/2008
Locality:			
Town:	Manchester		
Postcode:	M60 2DS		

29. Certificates (Certificate B - continued)

Title: Mr | First name: Paul | Surname: Street

Person role: Agent | Declaration date: 27/05/2008 | [X] Declaration made

30. 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: Paul | Surname: Street

Person role: Agent | Declaration date: 27/05/08 | [X] 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. [X]

Date 29/05/2008