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Planning

MANCHESTER CITY COUNCIL

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Manchester M60 3N
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PART 1 Of The Planning Re

PLANNING
ACK'D
REPLIED
REC'D 27 MAY 2009
INIT | DATE
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FOR ACTION

Application for Planning Permission
Town and Country Planning Act 199

0738192

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: Ms | First name: Elaine | Surname: Hopwood

Company name: Private Sector Housing

Street address: Manchester Housing
Private Sector, Room 5007,
Town Hall EXT, PO Box 531
Town/City: Manchester
County:
Country:
Postcode: M60 2JX

	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: David | Surname: Oldham

Company name: Northwards Housing

Street address:
Sheepfoot Lane
Prestwich
Town/City: Manchester
County: Greater Manchester
Country: England
Postcode: M25 0BW

	Country Code	National Number	Extension Number
Telephone number:		0161 2344794	210
Mobile number:		07939565152	
Fax number:			

Email address: d.oldham@northwardshousing.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

It is intended to increase the height of the wall at the back of 45 Culcheth Lane to 2.4m, supply and fit double metal gates to the side of 2 Melrose Street, to supply and fit metal railings to the top of the wall at the front of 2 Melrose Street to increase the effective height to 2.4m, to supply and fit a singl metal gate to the back of 51 Culcheth Lane, to supply and fit metal railings to the back of 2 to 12 Melrose Street, to supply and fit metal railings to the back of 14 to 26 Melrose Street, to supply and fit double metal gates to the back of 36 Melrose Street, to supply and fit metal railings to the back of 28 to 36 Melrose Street, to supply and fit metal railings to the back of 8 to 38 Tetlow Street, to supply and fit metal railings to the back of 8 Tetlow Street, to supply and fit metal railings next to Bank Court parking spaces and to supply and fit double metal gates between Daisy Bank Court parking spaces and the communal area.

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: 2 Suffix:

House name:

Street address: Melrose Street

Town/City: MANCHESTER

County:

Postcode: M40 1NA

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

Easting: 388437

Northing: 400192

Description:

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

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)

The alleyway is to be enclosed with metal gates and fencing as shown on the site and location plans provided.

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

If Yes, please provide details:

Private Sector Housing have undertaken a wide ranging consultation process, as detailed in the design and access statement provided.

9. 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

10. Materials

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

Boundary treatments - description:

Description of *existing* materials and finishes:

NA

Description of *proposed* materials and finishes:

Metal gates finnished in black.

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:

100412 Site plan, location plan, design and access statement, schedule, pictures, Ellevations 100412.AG35.2.4.1 100412.AG5.2.8.2 100412.AG16.1.2.3 100412.AG4.1.9.4 100412.AG20.18.2.5. 100412.AG20.32.6. 100412.AG7.3.7.7 .100412.AG320.11.8. 100412.AG20.66.1.9 100412.AG20.1.5.10 100412.AG20.11.11. .100412.AG7.2.9.12

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

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

NA

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:

Access to the back of the properties on Melrose Street, Silverwell Street and Tetlow Street.

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.

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, 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 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

22. Site Area

What is the site area? 553.5 sq.metres

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:

NA

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
Name: notices have been sent to those Number: 0 Suffix: Street: addresses and recipients listed in the Locality: notifications and agreements form Town: attached to this application Postcode:	27/05/2009

Title: Mr First name: David Surname: Oldham

Person role: Agent Declaration date: 27/05/2009 ☒ 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: David | Surname: Oldham

Person role: Agent | Declaration date: 27/05/2009 | ☒ 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. ☒

Date 27/05/2009

Notifications and agreements.

Address of affected property	Name of resident	Date of agreement	Landlords address	Landlords name	Date of agreement	Notes
2 Melrose Street	Joseph A Smith		13 St Georges Drive, Moston M40 5 HL	Joseph A Smith		
45 Culcheth Lane	Dorothy Tivey		Bower House, 1 Stable Street, Hollinwood, Oldham, OL9 7LH	Northern Counties Housing Association		

