MANCHESTER CITY COUNCIL

Planning
Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Planning Permission.
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: Niall | Surname: Power

Company name: City South Housing Trust Manchester

Street address: Turing House
5 Archway

Town/City: Hulme
County:
Country:
Postcode: M15 5RL

	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: Michael | Surname: OConnell

Company name: BCA Landscape

Street address: 19 Old Hall Street

Town/City: Liverpool
County: Merseyside
Country: United Kingdom
Postcode: L3 9JQ

	Country Code	National Number	Extension Number
Telephone number:		0151 242 6161	
Mobile number:			
Fax number:			

Email address: oconnell.m@bcalandscape.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Environmental improvements to the neighbourhood including:
Boundary improvements - front and rear
New shrub and tree planting
Works to existing trees
Improvements to the open spaces including re-surfacing and artwork
Creation of additional car parking spaces off Ledburn close
Alteration of existing ground levels adjacent to the underpass, including erection of a retaining wall and in-filling the void to bring existing ground levels up to meet adjacent existing footpath.

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:

Street address:

Town/City:

County:

Postcode:

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

Easting: 383009

Northing: 397044

Description:

The site comprises of Linby Street east and Linby Street West. The site areas can be seen on the redline boundary plan: 10.539-6-200 & 10.539-6-201

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: City South Housing Trust Manchester Environmental Improvement Works

Date (DD/MM/YYYY): 02/02/2011 (Must be pre-application submission)

Details of the pre-application advice received:

DL advised to submit each (of the 11 neighbourhood) application separately. David gave guidance in relation to the elements which were deemed as Permitted Development and those which would need planning permission. This has been carried forward across all 11 sites and their subsequent planning 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

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)

Additional car parking spaces are proposed off Ledburn Close to serve the adjacent properties.
An additional footpath is proposed in the two open spaces of Lordsmead street and Quenby street.
A new pedestrian access is proposed off Barrhill close, to the rear of properties on Galgate close, connecting to the existing footpath in this location.

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. 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:

Existing concrete retaining wall to underpass

Description of *proposed* materials and finishes:

Proposed concrete retaining wall to enable the hollow leading to the old underpass to be in-filled to bring the ground levels up to meet the adjacent ground levels. The retaining wall will not be visible owing to the raised ground levels.

Boundary treatments - description:

Description of *existing* materials and finishes:

Timber front and rear fences and gates at 1m and 1.8m high respectively. Most fences are closeboarded with timber fence and gate posts, however some of them have concrete posts and gravel boards.
Metal railings around existing open space off Quenby Street, painted in a blue colour. There is also a length of 1m high timber fence in this location around the western boundary of the space.

Description of *proposed* materials and finishes:

For consistency, the timber boundaries to residential properties will be replaced on a like-for-like basis as the majority have recently been repaired. They will all be painted in colours from a pre-defined colour palette.
The railings on the open space on Quenby st will be refurbished and painted in black. They will also be continued along the western boundary to enable clear views into and out of the open space, giving a consistent, robust edge to the space.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Asphalt surfacing on roads and the land currently used as a site compound at the end of Ledburn close.
Asphalt and PCC flag surfacing on footways - much of it is in poor condition.

Description of *proposed* materials and finishes:

Asphalt surfacing with thermoplastic markings to define the proposed parking bays off Ledburn close (location of existing site compound).
The existing asphalt surfacing on the footway adjacent to Lordsmead Close open space is in poor condition, it is therefore proposed for it to be levelled with screed and a top dressing of bitmac applied to create an even surface.
Open space footpaths to be constructed from bitmac with a resin bonded wearing course.

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:

Linby Street Design and Access Statement; Masterplan Linby Street West 10.539-6-200; Masterplan Linby Street East 10.539-6-201; Fencing Plan Linby Street West 10.539-6-204; Fencing Plan Linby Street East 10.539-6-205; Topographical Survey Info Linby Street West 10.539-6-206; Topo Info Linby Street East 10.539-6-207; Green Space Details Plan Linby Street West 10.539-6-210; Green Space Details Plan Linby Street East (1 of 2) 10.539-6-211; Green Space Details Plan Linby Street East (2 of 2) 10.539-6-212; Underpass Regeneration 10.539-6-150

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	18	18
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			

11. 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

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:

The site is an existing residential area which will remain unchanged

Is the site currently vacant? ○ Yes ◉ No

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

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	0	0	0

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

21. Site Area

What is the site area? 1,681 sq.metres

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:

NA

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

23. Hazardous Substances

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

24. 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

25. 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: Mr First name: Michael Surname: O'Connell

Person role: Agent Declaration date: 21/12/2011 ☒ Declaration made

25. 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: Mr First Name: Michael Surname: O'Connell

Person role: Agent Declaration date: 21/12/2011 ☒ Declaration Made

26. Declaration

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

Date 21/12/2011