PLANNING
ACK'D
REPLIED
2 3 SEP 2009
09 1308

MANCHESTER CITY COUNCIL

PART 1 Of The Planning Register

Planning
P O Box 463, Town Hall Extension
Manchester M60 3NY
Phone: 0161 234 4516 Fax: 0161 234 4508
Email: planning@manchester.gov.uk

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: Dave | Surname: Power

Company name: City South Manchester Housing Trust

Street address: Turing House
Archway 5

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

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

Email address: john.parker@citysouthmanchester.co.uk

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: John | Surname: Parker

Company name: City South Manchester Housing Trust

Street address: Asset Management Services
Turing House
Archway 5

Town/City: Hulme
County: Manchester
Country: United Kingdom
Postcode: M15 5RL

	Country Code	National Number	Extension Number
Telephone number:	0161	227 1349	
Mobile number:			
Fax number:			

Email address: john.parker@citysouthmanchester.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Use of a vacant site on Beattock Close, adjacent the electricity sub-station as a temporary site compound in support of the over-cladding and repair of Thomas Court and St Georges Court

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: Thomas Court

Street address: Beattock Close

Town/City: MANCHESTER

County:

Postcode: M15 4JA

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

Easting: 382937

Northing: 397220

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: Dave Surname: Morris

Reference: Telephone consultation

Date (DD/MM/YYYY): 07/09/2009 (Must be pre-application submission)

Details of the pre-application advice received:

This application cannot be made as an amendement to the current one for the use a site at the rear of St Georges Court. Providing this application has the support of the local councillors, it can be "fast tracked" and should be dealt with within four weeks.

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

If Yes, please provide details:

Skips to be provided for the collection of waste and removed at the end of each working day.

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

If Yes, please provide details:

Contractor will comply with S.W.M.P. regulations

8. Neighbour and Community Consultation

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

If Yes, please provide details:

Local residents have been informed of the project. Ward Councillors have been informed of the temporary site use and have expressed support for the proposal.

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:

None

Description of *proposed* materials and finishes:

50 x 50 galvanised steel square mesh fencing, 2.4m high, supported by steel angle posts at 2.5m centres.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Concrete pavement crossing on to graased area of land

Description of *proposed* materials and finishes:

Crushed stone hard-core surface.

Lighting - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Pole and cabin mounted security lights during winter working hours.

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:

Drawing showing the proposed compound and cabin layout. Compound Specification

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	0	10	10
Light goods vehicles/public carrier vehicles	0	3	3
Disability spaces	0	1	1

12. Foul Sewage

Please state how foul sewage is to be disposed of:

☐ Mains sewer ☐ Package treatment plant ☐ Unknown ☐

☐ Septic tank ☐ Cess pit ☐

Other

Chemical toilets / temporary waste water storage and collection facilities

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:

Vacant grassed area surrounding electricity sub-station

Is the site currently vacant? ◉ Yes ○ No

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

Amenity

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, gain or change of use of non-residential floorspace? ◉ Yes ○ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Net Tradable Area				
A2	Financial and professional services				0.0
A3	Restaurants and cafes				0.0
A4	Drinking estabishments				0.0
A5	Hot food takeaways				0.0
B1 (a)	Office (other than A2)				0.0
B1 (b)	Research and development				0.0
B1 (c)	Light industrial				0.0

19. All Types of Development: Non-residential Floorspace (continued)

B2	General industrial				0.0
B8	Storage or distribution				0.0
C1	Hotels and halls of residence				0.0
C2	Residential institutions				0.0
D1	Non-residential institutions				0.0
D2	Assembly and leisure				0.0
Other		800.0	0.0	0.0	0.0
Other			0.0		
	Total	800.0	0.0	0.0	0.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	0	0	0
C2	Residential institutions	0	0	0
Other		0	0	0
Other				

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	20	0	20

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
Other	07:30:00	17:00:00					☐

22. Site Area

What is the site area? 700 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:

Temporary office facilities, material storage and temporary waste collection prior to disposal off site. All in support of an external over-cladding and landscape improvement project for the adjacent multi storey housing blocks, Thomas and St Georges Courts.

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

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.

Title: Mr First name: John Surname: Parker

Person role: Applicant Declaration date: 14/09/2009 ☒ 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: John Surname: Parker

Person role: Applicant Declaration date: 14/09/2009 ☒ 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 14/09/2009