MANCHESTER CITY COUNCIL

Planning
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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: David | Surname: Roberts

Company name: 3 Towers Ltd & Rowlinson Constructions Ltd

Street address: London House, London Road South, Poynton
Town/City: Stockport
County: Cheshire
Country: England
Postcode: SK12 1 YP

	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: Andrew | Surname: Smith

Company name: Pozzoni LLP

Street address: Pozzoni LLP, Woodville House, 2 Woodville Road
Town/City: Altrincham
County: Cheshire
Country:
Postcode: WA14 2FH

	Country Code	National Number	Extension Number
Telephone number:	+44	(0)1619287848	-
Mobile number:	-	-	-
Fax number:	-	-	-

Email address: andrew.smith@pozzoni.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Refurbishment of existing unoccupied 13 storey tower block, including external overcladding, new windows, new site landscaping and car parking.

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: Chippenham Court

Street address: Chippenham Road

Miles Platting

Town/City: Manchester

County: Greater Manchester

Postcode: M4 6FF

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

Easting: 385585

Northing: 398668

Description:

Refurbishment of existing unoccupied 13 storey tower block, including external overcladding, new windows, new site landscaping and car parking.

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)

Please refer to proposed site plan.

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

If Yes, please provide details:

Refer to site plan

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):

Walls - description:

Description of *existing* materials and finishes:

Exposed concrete frame with brick infill. Flat roof. Concrete and steel balconies. Infill feature panels below white uPVC windows

Description of *proposed* materials and finishes:

Cladding to elevations-
Trespa Meteon or equal similar approved insulated rainscreen panel.
Rockpanel Chameleon panel or equal similar approved.
Rockpanel Rockclad or equal similar approved.
Insulated through render colour to the plinth base.

9. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

Unknown

Description of *proposed* materials and finishes:

Single ply flat roof membrane

Windows - description:

Description of *existing* materials and finishes:

uPVC wHITE

Description of *proposed* materials and finishes:

uPVC - colour TBA
Polyester powder coated aluminium to entrance level areas - colour TBA

Doors - description:

Description of *existing* materials and finishes:

uPVC white

Description of *proposed* materials and finishes:

Polyester powder coated aluminium - colour TBA

Boundary treatments - description:

Description of *existing* materials and finishes:

Metal railings and entrance gates

Description of *proposed* materials and finishes:

1800mm high polyester powder coated metal railings and entrance gates

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Concrete paving and tarmacadam

Description of *proposed* materials and finishes:

Paving/block paving and tarmacadam. Deatiled landscaping scheme to be prepared.

Lighting - add description

Description of *existing* materials and finishes:

Unknown. The building is disused and vacant.

Description of *proposed* materials and finishes:

TBA and to comply with SBD

Others - description:

Type of other material: -

Description of *existing* materials and finishes:

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Description of *proposed* materials and finishes:

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Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ○ Yes ◉ No

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	12	65	53
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	12	12
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

Are you proposing to connect to the existing drainage system? ◉ Yes ○ No ○ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

As existing network

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:

Domestic C3 use

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 design, demolition and 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

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	39	25			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Social Rented Housing Total: 64

Social Rented Housing - Existing

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

Existing Social Rented Housing Total: 0

Overall Residential Unit Totals

Total proposed residential units	64
Total existing residential units	0

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	2	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? 3,595 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:

None

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 B)

Certificate of Ownership - Certificate B
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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)* and/or agricultural tenant *("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990)* of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: Nathan Cornish, Director, Urban Splash Number: 16 Suffix: Street: Worsley Street Locality: Castlefield Town: Manchester Postcode: M15	28/06/2013
Name: Ian Slater, Strategic Development Team, Manchester City Council Number: Suffix: Street: Town Hall Locality: Albert Square Town: Manchester Postcode: M60 2LA	28/06/2013

Title: Mr First name: Andrew Surname: Smith

Person role: Agent Declaration date: 28/06/2013 ☒ 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. 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 28/06/2013