MANCHESTER CITY COUNCIL

Planning
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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:	Pete	Surname:	McCabe

Company name: PP Plasma

Street address: Vere Street

Town/City: Salford

County: Manchester

Country: England

Postcode: M50 2GQ

	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:	James	Surname:	Pass

Company name: Bradshaw Gass and Hope LLP

Street address: Bradshaw Gass and Hope LLP
19 Silverwell Street

Town/City: Bolton

County: Greater Manchester

Country: United Kingdom

Postcode: BL1 1PR

	Country Code	National Number	Extension Number
Telephone number:	+44	01204 525321	
Mobile number:			
Fax number:			

Email address: j.pass@bghbolton.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

This development site has been vacant for a number of years and is a prominent site at the junction of two main roads. The proposed development comprises of a 3091sqm factory with 732sqm of adjoining supporting administrative office space over two floors.
PP Plasma (the applicant) provide sheet metal cutting solutions with high definition plasma/laser/waterjet cutting technology since the company started trading in 1995. PP Plasma are currently based in Salford and are purchasing the site from Manchester City Council to develop new premises to relocate their existing and expanding business to.
The new proposed development will enhance the companies' capabilities and over the coming years will provide 40 full time jobs in the factory and associated ancillary offices.

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: Ashton Old Road

Town/City: Manchester

County: Greater Manchester

Postcode: M11 3AA

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

Easting: 387119

Northing: 397442

Description:

The site is located around 2 miles East of Manchester city centre and lies at the South West corner of the junction of Ashton Old Road with Pottery Lane. The site is currently a flat undeveloped site fenced off from the two main roads.

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: Rob Surname: Griffin

Reference:

Date (DD/MM/YYYY): 01/01/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Advice received upon application validation requirements, site area Urban Design strategy and site context.

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)

See drawing 1941.04.301.P4 - Plan As Proposed

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:

Accessible secure bin store to South West elevation/corner of site.

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

If Yes, please provide details:

Sheet metal waste/off-cuts created as part of the cutting fabrication process to be collected and housed in skips held inside the factory area.

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:

N/A

Description of *proposed* materials and finishes:

Architectural treated metal panels on carrier system on profiled metal cladding system substrate (insulated where appropriate).

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Profiled treated metal cladding system (insulated where appropriate) with Architectural treated metal flashings at eaves level and key upstands/junctions.

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Metal section glazed curtain walling.

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Metal section polyester powered coated with double glazed vision panels.

Boundary treatments - description:

Description of *existing* materials and finishes:

Half height timber post open panel fencing to East elevation (Pottery Lane) with metal palisade fencing to North elevation. (Ashton Old Road)

Description of *proposed* materials and finishes:

2400mm High metal palisade fencing to East, South and West site perimeter to secure site compound. See plan '1941.04.203 - Site Plan As Proposed'.
North elevation (Ashton Old Road) and North East corner (junction aspect) to have low impact site boundary delineation to engage with public realm - Tapered raised earth embankment leading to 600mm high finished concrete edging panel on boundary line adjacent to public realm. See drawing 1941.04.210 - Boundary Treatments.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Macadam surface to staff site entrance off Ashton Old Road and car parking.
Block/Paving finish to pedestrian access paths and breakout areas.
Concrete hard standing to main yard area.

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Site lighting to main yard area in association with decorative lighting to main public facing façades on Ashton Old Road and Pottery Lane.

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:

1941.04.203 - Site Plan As Proposed, 1941.04.401 - Site Elevations As Proposed, 1941.04.502 - GA Sections, 1941.04.210 - Boundary Treatments. Design and Access Statement.

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	37	37
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	3	3
Cycle spaces	0	9	9
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):

1941.04.P110 - Schematic Drainage Layout

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 proposed development site is currently vacant and has been vacant for a number of years.

Is the site currently vacant? ◉ Yes ○ No

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

Depot to south end of site with residential housing to the north. Entire site gradually cleared of all buildings between 1978 to 2000.

When did this use end (if known) (DD/MM/YYYY)? 01/01/2000

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

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	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking estabishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	732.5	732.5
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	3091.1	3091.1
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	0.0	0.0	3823.6	3823.6

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

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	40	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
B1A	06:00:00	18:00:00	06:00:00	14:00:00	Closed	Closed	☐
B1C	06:00:00	22:00:00	06:00:00	14:00:00	Closed	Closed	☐

21. Site Area

What is the site area? 14,337 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:

PP Plasma (the applicant) provide sheet metal cutting and etching solutions with high definition plasma/laser/water-jet cutting technology with expert consultation and a diverse customer base operating in a wide variety of industries and sectors.

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)* of any part of the land or building to which this application relates.

Notice recipient	Date notice served
Name: Gillian Boyle Number: Suffix: Street: PO Box 532 Locality: Town Hall Town: Manchester Postcode: M60 2LA	21/12/2012

Title: Mr First name: David Surname: Hamer

Person role: Applicant Declaration date: 21/12/2012 ☒ 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: David Surname: Hamer

Person role: Applicant Declaration date: 21/12/2012 ☒ 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 21/12/2012