085098

Manchester City Council

PLANNING

For official use
ACKD
Application No.
REPLIED
Date Received
RECD 19 NOV 2007

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FOLLACTION		

Planning Application Form

Please read the guidance notes which will help you to complete this form.
FOUR COPIES OF THE FORM AND FOUR SETS OF PLANS SHOULD BE SUBMITTED

PART ONE

Send the completed form to Planning, Chief Executive's Regeneration Division, Manchester City Council, PO Box 463, Town Hall, Manchester M60 3NY.

1 Name and Address of Applicant and Agent

Name and Address of Applicant

Name URBAN SPLASH LIMITED

Address TIMBER WHARF, 16-22 WORSLEY STREET, CASTLEFIELD, MANCHESTER,

Postcode M15 4LD Daytime Tel No

Name and Address of Agent (if any)

Name

Address

Postcode Daytime Tel No.

Person to contact RICHARD HATTAN

2 Proposed Development

A Location or Address of Proposed Development
THE SITE IS LOCATED WITHIN THE WIDER NEW ISLINGTON REGENERATION PROJECT. THE SITE WITHIN THIS APPLICATION IS BOUNDED BY ST VINCENT STREET, WOODWARD PLACE AND A SERIES OF GARDEN FENCES TO PROPERTIES WITHIN DOWNLEY DRIVE AND MILES PLATTING

B Description of Proposed Development (specify the number of units in the case of housing development)
THE DEVELOPMENT COMPRISES 60 RESIDENTIAL UNITS, IN FOUR BLOCKS ARRANGED AROUND A CENTRAL PRIVATE COURTYARD GARDEN.

C Size of Site (edge in red on submitted site plan) 0.57 hectares

D Is the proposal for a temporary period? Answer **YES** or **NO** NO If yes, for how long?

E Do you own or control any adjoining land? (edge in blue on submitted site plan) Answer **YES** or **NO** YES

3 Type of Application Please tick one box

A This is an **outline** application ☐ If so go to Question 4

B This is a **reserved** matters application ☐ If so go to question 4

Outline Application No.

Date of Outline Permission

C This if a **full** application for:-

(i) Building or engineering operations only ☑

(ii) Change of use **without** any building or engineering operations at present ☐

(iii) Change of use and building or engineering operations ☐

(iv) Mining operations or waste disposal ☐
Please complete additional form

(v) This is an application for **renewal of a temporary permission** ☐
Application No. of existing permission

(vi) This is an application for **removal or variation of a condition** of a previous planning permission ☐

Condition No. Application No.

No go to Question 5

4 Outline Applications and Reserved Matters Applications

If you have ticked **A** or **B** in Question 3 please tick the relevant boxes
Do you wish to seek approval for any of the following matters as part of this application? Answer **YES** or **NO**

If yes, please tick the relevant box(es). Definitions of the reserved matters are indicated in the guidance notes enclosed.

Layout ☐ Scale ☐ Appearance ☐ Access ☐ Landscaping ☐

5 Roads and Public Rights of Way

A Do propose to create a new access to a highway? Answer **YES** or **NO** YES

B Do you propose to alter an existing access to a highway? Answer **YES** or **NO** YES

C Do you propose to alter, close or divert a public right of way? (If yes, please show on the submitted plans) Answer **YES** or **NO** No

(EXISTING FOOTPATH TO THE NORTH OF THE SITE WILL BE INCORPORATED INTO THE REMODELLED PUBLIC REALM)

6 Trees

Do you intend to fell, lop or top any trees as part of the proposed development? Answer **YES** or **NO** YES

If yes, please show the tree(s) on the plan(s) and describe the work.

ALL TREES WITHIN THE RED LINE WILL BE FELLED

7 Existing and Previous Uses and Demolition

A Please state existing use of the land/buildings. If vacant, please state last use and date when last used (if known).

THE SITE WAS ONCE OCCUPIED WITH HOUSING, BUT WAS CLEARED SOME YEARS AGO. GROUND REMEDIATI WAS CARRIED OUT TO THE SITE IN 2004. SINCE THEN THE SITE HAS BEEN FENCED OFF AWAITING DEVELOPME

B Are there any buildings to be demolished? (If yes, please show these on the submitted plans). Answer **YES** or **NO** No

8 Further Information

Complete where appropriate

A Type and colour of the materials to be used for the:-

roof } SEE ENCLOSED ARCHITECTURAL DETAILS

exterior walls }

B How many vehicle parking spaces will be provided within the site?

New Spaces: 56 Existing Spaces: NONE

C How will surface water be disposed of? (e.g. main drains, watercourses, soakaway)

SURFACE WATER WILL DRAIN INTO MAIN DRAINS THROUGH A SOFT LANDSCAPED ATTENUATION SYSTEI

D How will foul sewage be disposed of? (e.g. main sewers, septic tank, cesspool)

MAIN SEWERS

PART TWO If your proposal is for industrial or commercial development complete Part 2. If not, go to Question 17.

9 Industrial Development

A Describe any processes to be carried on and the end products.

B What type of plant or machinery will be installed?

10 Related Development

Is the proposal related to any of the following:-

A An existing use on or near the site Answer **YES** or **NO**

B A larger scheme for which permission is not at present sought. Answer **YES** or **NO**

If yes, please give details

C Existing premises which are no longer satisfactory. Answer **YES** or **NO**

If yes, please give details

11 Floorspace

Please specify the total amount of floorspace involved in the proposal.
If more than one use is involved, please specify the extent of each use.

12 Employment

A How many new staff will be employed on the site as a result of the proposal?

B How many existing staff are employed on the site?

C How many of the new staff will be transferred from other premises?

Please give the address of the other premises.

13 Hours of Working

Please specify the proposed hours of working/opening.

Monday	Thursday
Tuesday	Friday
Wednesday	Saturday
	Sunday

14 Servicing

What provision will be made for loading and unloading and the turning of vehicles within the site?

The location of such provision should be shown on the plans.

15 Vehicular Traffic Flow

How many vehicles will visit the site during a normal working day? (excluding employee vehicles)

a) Heavy Goods Vehicles: b) Other Vehicles:

16 Hazardous Substances

Will the proposal involve the use or storage of any substances of the type and quantity mentioned in Note 16? Answer **YES** or **NO** ☐

If yes, state the substances and quantities

17 Interest in the Site

State the nature of the applicant's interest in the site (e.g. are you the owner, lessee, prospective purchaser etc.)

URBAN SPLASH LTD WILL DRAW THE LAND DOWN FROM THE NEW ISLINGTON CLIENT GROUP FOR DEVELOPMENT. THE NEW ISLINGTON CLIENT GROUP COMPRISES MANCHESTER CITY COUNCIL, ENGLISH PARTNERSHIPS AND URBAN SPLASH LTD. THE NEW ISLINGTON CLIENT GROUP OWNS ALL OF THE LAND WITHIN THIS APPLICATION.

18 Please Complete

~~I~~/We submit this application and attach the necessary plans.

~~AND I~~/We attach a completed ownership certificate

~~AND I~~/We enclose a fee of £ 14,050 – 00

Signed

On behalf of URBAN SPLASH LTD

Date 16.11.07

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FOIL ACTION		

Planning Application

Certificate of Ownership

Certificate B

Town and Country Planning Act 1990
Town and Country Planning General Development Order 1995
Certificate under Article 7

I certify that;

1. *I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below:

Owner's name	MR DAVID CHILTON ENGLISH PARTNERSHIPS	MS HELEN JONES HEAD OF VALUATION & PROPERTY
Address at which notice was served	ARPLEY HOUSE 110 BIRCHWOOD BOULEVARD BIRCHWOOD WARRINGTON WA3 7QH	Room 4017 4TH FLOOR TOWN HALL EXTENSION PO Box 451 MANCHESTER M60 2AX
Date on which notice was served	16.11.07	16.11.07

2a. None of the land to which the application relates is, or is part of, an agricultural holding.

2b. *I have/the applicant has given the required notice to every person other than *my/him/her self who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates:-

*Delete where inappropriate

Tenant's name

Address at which notice was served

Date on which notice was served

Signed

Date 16.11.07

On behalf of URBAN SPLASH LTD.