Planning Application - part 1

082811

CITY COUNCIL

A1. Applicant Details

Organisation	Chi Yip Group Limited		
	Title	**Forename**	**Surname**
Name	Chi Yip	Group	Limited

A1.1 Address Details

Name or flat number	
Property number or name	52-56
Street	George Street
Locality	
Town	Manchester
County	
Postal Town	
Postcode	M1 4HF

A1.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.		
Daytime Telephone No.		
Fax No.		
Email Address		
DX Number		

PLANNING
11 APR 2007

A2. Agent Details

Organisation	Planning and Law		
	Title	**Forename**	**Surname**
Name	Mr	Simon	Richardson

A2.1 Address Details

Name or flat number	The Old Office
Property number or name	Grange Farm
Street	Grange Road
Locality	Singleton
Town	Poulton-le-Fylde
County	Lancashire
Postal Town	Poulton-le-Fylde
Postcode	FY6 8LP

A2.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.	01253896418	
Daytime Telephone No.	01253896418	
Fax No.	01253896276	
Email Address	sfr@planningandlaw.co.UK	
DX Number	07720 838 713	

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1. Site Address Details

1.1 Address Details

Name or flat number	
Property number or name	52 56 Amadeus House
Street	George Street
Locality	
Town	Manchester
County	Lancashire
Postal Town	
Postcode	M1 4HF
UPRN	077121893
Location	

2. Description of the Proposed Development

Development Description

Change of use from offices to form karaoke bar together with all facilitating works.

3. Type of Application

Type

- _ **Outline**
- _ **Approval of Reserved Matters**
- X **Full**
- _ **Renewal of temporary permission**
- _ **Renewal of unexpired permission**
- _ **Removal of Condition**
- _ **Variation of Condition**

Outline or Reserved Matters Applications. Following recent legislation changes to outline permission please read the help-text for new requirements.			
	Layout (Previously Siting)	_ Yes	X No
	Scale (Previously Design)	_ Yes	X No
	External Appearance	_ Yes	X No
	Means of Access	_ Yes	X No
	Landscaping	_ Yes	X No

Reference Number of existing application	
Date of previous decision (yyyy-mm-dd)	
Condition Number	

Proposal Type **New building(s)** _ Yes X No

Alteration or Extension to building(s)	_ Yes	X No
Change of use	X Yes	_ No
Demolition	_ Yes	X No
Other operations	_ Yes	X No

4. Access

Is existing access affected?	**Pedestrian**	_ Yes	X No
	Vehicular	_ Yes	X No
Is a new access type proposed?	**Pedestrian**	_ Yes	X No
	Vehicular	_ Yes	X No

Disability Access

As existing - full disabled access to all floors via lift.

5. Other Information

A. Planting of trees, shrubs or hedges	_ Yes	X No
B. Lopping or topping of trees or the removal of trees shrubs or hedges	_ Yes	X No
C. Storage of waste	_ Yes	X No

6. Public Rights Of Way

Do you propose to alter or divert a Public Right of Way?	_ Yes	X No
Is the site adjacent to a Public Right Of Way?	_ Yes	X No

Describe the proposed alteration of the Public Right of Way

7. Materials

Walls

No external changes

Roof

No external changes

Site boundaries (fences, walls, etc.), driveways, paved areas and other hard surfaced areas

No external changes

8. Site Area & Floor Space

Site Area
432

Units
X square metres
_ hectares

Width of site frontage
16
metres

Is the application for new building works? _ Yes **X** No

Please state the existing floorspace of the building
0
sq.m

Please state the proposed new floorspace
0
sq.m

Is the proposal for a change of use? **X** Yes _ No

Please state the floorspace related to the change of use
1332
sq.m

Does the proposal involve the removal or demolition of any part of the existing building? **X** Yes _ No

Description of removal/demolition

Alteration to internal layout involving the demolition of internal walls/screens and the erection of new internal walls.

9. Existing Uses

Current use of land or building

Vacant

If vacant what was the land or building last used for?

Offices within Use Class B1

10. Residential Information

Select the type of land the development is on

X Brown-field
_ Green-field
_ Part Greenfield, Part Brownfield
_ Don't Know

Is the number of residential units changing? _ Yes **X** No

If Yes, fill out the table below:

	Existing	Proposed	Net Gain
Houses or Bungalows	0	0	0
Flats/Maisonettes/Apartments	0	0	0
Bedsits	0	0	0
0	0	0	0

11. Interest

State the applicant's interest in the land

X Owner
_ Lessee
_ Prospective purchaser
_ Other

If Other give details

Does the applicant own or control any adjoining land? _ Yes **X** No
Has any part of the site been in council ownership? _ Yes **X** No

12. Height

State the height of the new development

0
metres

13. Car Parking

Please fill out the car parking space details in the table below:

	Existing	Proposed	Net Gain
Car Spaces	12	12	0
Goods Vehicle Spaces	0	0	0
Cycle Spaces	0	0	0
Disability Spaces	0	0	0

14. Drainage

State method of disposal for surface water

As existing

State method of disposal for foul sewage

As existing

If septic tanks are used, have the ground conditions been investigated? If "Yes" submit the details with the application _ Yes X No

15. Previous Applications

Any previous known applications for this proposal? _ Yes X No
Reference Number

Date of Application (yyyy-mm-dd)

16. Details

Has the proposal for works or development already been carried out? _ Yes X No

Is the application for any of the following purposes listed below?

Industry	_ Yes	X No
Office	_ Yes	X No
Warehousing	_ Yes	X No
Storage	_ Yes	X No
Shopping	_ Yes	X No
Any commercial use involving staff/parking/operating hours	X Yes	_ No

Planning Application - part 2

17. Industrial Or Commercial Processes and Machinery

Describe processes carried out and the end products

Not applicable

What type of machinery will be installed?

Not applicable

18. Related Development

Is the proposal related to any of the following:

An existing use on or nearby the site, or elsewhere X Yes _ No

If Yes give details

The proposed karaoke bar may provide food that is prepared in the existing Chinese restaurant which occupies the ground and first floor of the application property.

A larger scheme for which planning permission is not yet sought _ Yes X No

If Yes give details

19. Floorspace

Please complete the floorspace details in m2 in the table below:

	Existing	Lost or removed	Proposed	Total
Shop	0	0	0	0
Professional / Financial services (Bank, Estate Agent, etc)	0	0	0	0
Restaurant/Cafe	0	0	0	0
Offices	0	0	0	0
Industrial	0	0	0	0
Warehouse	0	0	0	0
Hotel / Hostel / Nursing home	0	0	0	0
Other	1332	0	0	1332
Total	1332	0	0	1332

20. Employment

Please complete the employee details table below:

	Full Time	Part Time	Total
Existing Employees	0	0	0
Proposed Employees	25	6	31
Total	25	6	31

21. Traffic Flow

How many vehicles will visit the site during a normal working day. Please complete the Traffic flow details table below:

	Existing	New	Total
Employees vehicles	10	10	20
HGV's	0	0	0
Other vehicles	0	0	0

22. Servicing

What provisions will be made for loading, unloading and turning vehicles within the site?

Existing servicing will be maintained from the street to the rear of the application property (Back George Street), with the possibility of servicing from the basement car park for smaller vehicles.

23. Hours Of Working / Opening

23. 1 Working

Please specify the working hours (hh:mm) in the table below:

	Existing		Proposed	
	From	To	From	To
Monday	00:00	24:00	00:00	24:00
Tuesday	00:00	24:00	00:00	24:00
Wednesday	00:00	24:00	00:00	24:00
Thursday	00:00	24:00	00:00	24:00
Friday	00:00	24:00	00:00	24:00
Saturday	00:00	24:00	00:00	24:00
Sunday	00:00	24:00	00:00	24:00

23. 2 Opening

Please specify the opening hours (hh:mm) in the table below:

	Existing		Proposed	
	From	To	From	To
Monday	00:00	24:00	00:00	24:00
Tuesday	00:00	24:00	00:00	24:00
Wednesday	00:00	24:00	00:00	24:00
Thursday	00:00	24:00	00:00	24:00
Friday	00:00	24:00	00:00	24:00
Saturday	00:00	24:00	00:00	24:00
Sunday	00:00	24:00	00:00	24:00

24. Hazardous Substances

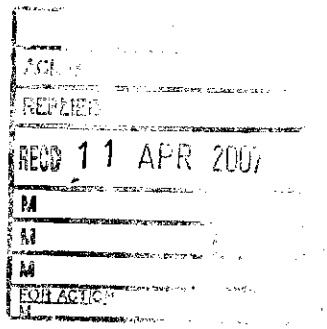
Please state the nature, volume and means of disposal of trade effluents or waste

Not known

Does the proposal involve the storage of Hazardous Substances? _ Yes X No

If Yes, please specify the hazardous material and the quantity stored in tonnes.

Signature **Electronically submitted; no signature required.**



Certificate B

I certify that:

I have/The applicant has given the requisite notice (Notice No.1) to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the building/land to which the application relates, as listed below. (Complete and print Notice No.1).

Owner Details

Organisation	Sun Alliance and London Insurance Plc		
	Title	**Forename**	**Surname**
Owner's Name	Sun Alliance	and London	Insurance Plc

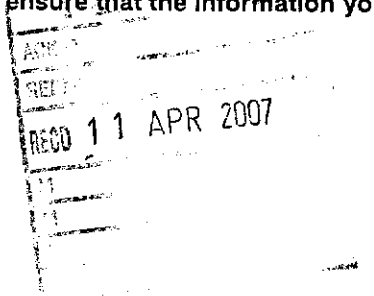
Address at which notice was served

Name or flat number	UK Facilities Management
Property number or name	Corporate Real Estate
Street	Leadenhall Court
Locality	1 Leadenhall Rd
Town	London
County	
Postal Town	
Postcode	EC3V 1PP
Date notice was served (yyyy-mm-dd)	2007-04-11

Signatory

	Title	**Forename**	**Surname**
Signatory	Mr	Simon	Richardson
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2007-04-11		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.



Town and Country Planning (General Permitted Development Procedure) Order 1995
NOTICE UNDER ARTICLE 6
APPLICATION FOR PLANNING PERMISSION

(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)

Proposed Development at:

Name or flat number	
Property number or name	52 56 Amadeus House
Street	George Street
Locality	
Town	Manchester
County	Lancashire
Postal Town	
Postcode	M1 4HF

Take notice that application is being made by

Organisation	Chi Yip Group Limited		
	Title	**Forename**	**Surname**
Name	Chi Yip	Group	Limited

For planning permission to:

Description of Proposed Development

Change of use from offices to form karaoke bar together with all facilitating works.

Local Planning Authority to whom the application is being submitted	Manchester City Council
Any owner of the land or tenant who wishes to make representations about this application, should write to the Council within 21 days of the date of this notice:	2007-04-11

Signatory

	Title	**Forename**	**Surname**
Signatory	Mr	Simon	Richardson
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2007-04-11		

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.
Statement of agricultural tenants' rights: The grant of planning permission for

non-agricultural development may affect agricultural tenants' security of tenure.
Once completed this form needs to be served on the owner(s)

Agricultural Holdings Certificate

X None of the land to which the application relates is, or is part of, an agricultural holding. __ I have/the applicant has given the requisite notice to every person other than my/him/herself 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 the application relates as follows:

Signatory

	Title	Forename	Surname
Signatory	Mr	Simon	Richardson
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2007-04-11		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

