MANCHESTER CITY COUNCIL

086267

PART 1 Of The Planning Register

Planning
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Application for Planning Permission.
Town and Country Planning Act 1990

086267.

ublication of planning applications on council web sites
ease note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form
id in supporting documents may be published on the council's website.
any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection
:t and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Ms | First name: Pat | Surname: Raikes

Company name: Cornerhouse

Street address: 70
Oxford Road
Manchester
Town/City:
County:
Country:
Postcode: M1 5NH

13173
£1325

	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: Mike | Surname: Riley

Company name: Arca

Street address: Carver's Warehouse
77 Dale Street
Town/City: MANCHESTER
County:
Country:
Postcode: M1 2HG

	Country Code	National Number	Extension Number
Telephone number:		01612366886	
Mobile number:			
Fax number:		01612365775	

Email address: mike.riley@arca.uk.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

This proposal relates to an existing four storey office building (including one basement, ground and two upper storeys) and is classified 'Clas 31 IIa'. The proposal is to refurbish the offices on basemen, ground and one upper storey. The uppermost storey is to be converted into a flexible entertainment space that could host lectures, art exhibitions and as an overflow from the existing bar at the Cornerhouse at 70 Oxford Road. The flexible space on the upper storey of James Leigh Street building will be linked with the main Cornerhouse building at 70 Oxford Road through the use of a Black Box.

Has the building, work or change of use already started? ( ) Yes (•) No

ACKD
REPLIED
RECD 28 MAR 2008
M
M
M
FOR ACTION
M

Site Address Details

Full postal address of the site (including full postcode where available)

House: 0 Suffix:

House name: 5

Street address: James Leigh Street

Town/City:

County:

Postcode: M1 5NF

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

Easting: 384084

Northing: 397518

Description:

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: David Surname: Robinson

Reference: NA

Date (DD/MM/YYYY): 07/01/2008 (Must be pre-application submission)

Details of the pre-application advice received:

We sought pre-application advise in person on 7 January 2008 and were presented with a list of required information to submit with the planning application. We have since forwarded further information on 7 February 2008 and have received no further comments.

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)

Pedestrian access from James Leigh Street is being removed. All access is now through 70 Oxford Road via the Black Box. A fire exit will remain on James Leigh Street.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (•) Yes ( ) No

If Yes, please provide details:

See details in Section 5.1 of the attached Design & Access Statement document reference CHM-RT-0001B.

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

If Yes, please provide details:

See details in Section 5.1 of the attached Design & Access Statement document reference CHM-RT-0001B.

Neighbour and Community Consultation

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

Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ( ) Yes (•) No

Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

10. Materials (continued)

Walls - description:

Description of *existing* materials and finishes:

Masonry walls
Unpainted masonry finishes
Metal framed windows (painted)
Timber doors (painted)

Description of *proposed* materials and finishes:

Masonry walls retained as existing (no cleaning)
In situ concrete in fill to blocked up openings.
Cement particle board (Colour: Cornerhouse corporate Grey)
Rubber roofing membrane (Colour: Black) will be used to wrap the Black Box link between 70 Oxford Road and 5 James Leigh Street, the extended lift overrun and the balcony faces.
The ends of the balconies will be faced with a stainless steel vertical bar grating.

Roof - description:

Description of *existing* materials and finishes:

Slate roof covered in a bitumen covering.

Description of *proposed* materials and finishes:

New slate to match colour of adjacent buildings.

Windows - description:

Description of *existing* materials and finishes:

Metal framed and painted windows. Single glazed.

Description of *proposed* materials and finishes:

Softwood timber painted top hung double glazed windows, no mullions or transoms. Colour: White.

Doors - description:

Description of *existing* materials and finishes:

Timber painted doors and frames.

Description of *proposed* materials and finishes:

Public Balcony: Hardwood timber framed doors with glass centre, hardwood frames with metal supports.
Private Balcony: Hardwood timber framed doors with glass centre, hardwood frames.
Private Balcony: Timber door with black rubber membrane bonded to the outer face.
Fire escape at ground floor James Leigh Building: Timber door with galvanised metal plate fixed to outer face.

Boundary treatments - description:

Description of *existing* materials and finishes:

Station Approach fence: The existing enclosed walkway will be demolished. The associated shop front adjacent to the walkway will be demolished. The existing brick low wall and prier fencing will be retained.

Description of *proposed* materials and finishes:

Station Approach fence: The existing brick low wall and prier fencing will be replicated to replace the void left by demolition.
New gate: A new gate will be installed using a steel frame and faced using a cement particle board in a colour to match the Cornerhouse corporate branding.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

No vehicle access and hard standing.

Description of *proposed* materials and finishes:

No vehicle access and hard standing.

Lighting - add description

Description of *existing* materials and finishes:

No external lighting.

Description of *proposed* materials and finishes:

Recessed floor lighting to balconies.

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:

As attached document issue sheet reference number CHM-SE-0008.

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

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer [X] Package treatment plant [ ] Unknown [ ]

Septic tank [ ] Cess pit [ ]

Other

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

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:

The current use of the building is 'Class B1 IIa' offices. The offices are currently in poor repair and require refurbishment to bring the building up to modern standards.

Is the site currently vacant? ○ Yes ◉ No

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 or gain of non-residential floorspace? ◉ Yes ○ No ○ Unknown

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 internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A4	Drinking establishments	0.0	0.0	90.0	90.0
B1 (a)	Office (other than A2)	438.5	70.0		368.5
	Total	438.5	70.0	90.0	458.5

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

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

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

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	40	65	0
Proposed employees	40	65	0

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
A4	09:30:00	00:00:00	09:30:00	00:00:00	11:30:00	22:30:00	☐
B1A	06:30:00	00:00:00	06:30:00	01:00:00	06:30:00	00:00:00	☐

22. Site Area

What is the site area? 135 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:

NA

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 B)

Certificate of Ownership - Certificate B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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: Jeff Knowles Number: Suffix: Street: MCC Legal Department, Town Hall Extension Locality: PO Box 463, Albert Square Town: Manchester Postcode: M60 3NY	25/03/2008
Name: Nick Mason Number: Suffix: Street: MCC Land and Property Department, Town Hall Extension Locality: PO Box 463, Albert Square Town: Manchester Postcode: M60 3NY	25/03/2008

25. Certificates (Certificate B - continued)

Title: Mr | First name: Mike | Surname: Riley

Person role: Agent | Declaration date: 25/03/2008 | ☒ 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: Mike | Surname: Riley

Person role: Agent | Declaration date: 25/03/2008 | ☒ 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 27/03/2008