MANCHESTER CITY COUNCIL

Planning
P O Box 463, Town Hall Extension
Manchester M60 3NY
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Application for Planning Permission and listed building consent for alterations, extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) 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:	Ms
First name:	Julia
Surname:	Brookes-Wilde
Company name	Solitaire Property Management Ltd.
Street address:	Lynwood House
	10 Vicars Way
Town/City	Barnet
County:	Hertfordshire
Country:	UK
Postcode:	EN5 5TR

	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:	Thomas
Surname:	Sheehan
Company name:	Stride Treglown Ltd
Street address:	Commercial Wharf
	6 Commercial Street
Town/City	Manchester
County:	Lancashire
Country:	
Postcode:	M15 4PZ

	Country Code	National Number	Extension Number
Telephone number:		01618329460	
Mobile number:			
Fax number:			
Email address:			

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Re-cladding of the entrance lobby serving apartments of Cambridge Mill and addition of entrance canopy. Also, general refurbishment internally including replacement of worn flooring finishes.

Has the development or work(s) already started? ( ) Yes (•) No

4. Site Address Details

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

House: 0 Suffix:

House name: Cambridge Mill

Street address: 5 Cambrdge Street

Town/City: Manchester

County: Lancashire

Postcode: M1 5GF

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

Easting: 383976

Northing: 397245

Description:

Entrance lobby serving Cambridge Mill.

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: Richard Surname: Llewellyn

Reference: None

Date (DD/MM/YYYY): 02/09/2009 (Must be pre-application submission)

Details of the pre-application advice received:

Telephone conversation: comments recieved based on photomontage of proposals and brief specification;
- Richard felt that the proposed terracotta rainscreen cladding seemed rather heavy and also that the loss of the timber panel damaged the proportions of the entrance lobby's elevation.
- He suggested retaining or replacing the timber panel and use of a material such as standing seam metal cladding rather than the terracotta.
- There was no objection to the new entrance canopy.
- Brickwork should not be sand-blasted if part of historic structure - rather cleaned by low pressure vortex system.
- He could not comment on the internal treatment.

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

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

8. Neighbour and Community Consultation

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

If Yes, please provide details:

Residents of Cambridge Mill have been consulted as to their requirements for the entrance lobby.

9. 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

10. Demolition

Does the proposal include total or partial demolition of a listed building? ○ Yes ◉ No

11. Listed building alterations

Do the proposed works include alterations to a listed building? ◉ Yes ○ No

If Yes, will there be works to the interior of the building? ◉ Yes ○ No

Will there be works to the exterior of the building? ◉ Yes ○ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ◉ Yes ○ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ◉ Yes ○ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Drawings 45068_P01, P02, P03, P04 & P05

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? ○ Don't know ○ Grade I ○ Grade II* ◉ Grade II

Is it an ecclesiastical building? ○ Don't know ○ Yes ◉ No

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ○ Yes ◉ No

14. 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	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

15. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

Lead cladding stolen up to roof level of the entrance lobby, leaving exposed the plywood base. Exposed steel frame with glazed infill panels and one panel of horizontal timber cladding.

Description of *proposed* materials and finishes:

Rainscreen of grey terracotta tiles. Exposed steel frame with glazed infill panels.

Roof covering- add description

Description of *existing* materials and finishes:

Lead clad parapet to asphalt flat roof.

Description of *proposed* materials and finishes:

Single ply roofing membrane, dark grey colour, with colour coated aluminium capping to eaves.

Windows - add description

Description of *existing* materials and finishes:

Metal frames (colour grey) with doubled glazed units.

Description of *proposed* materials and finishes:

Retain existing.

15. Materials (continued)

External doors - add description

Description of *existing* materials and finishes:

Solid timber door, painted black, with 4 square lights in a vertical arrangement. Satin finished stainless steel D-handle, and street number.

Description of *proposed* materials and finishes:

Glass door with satin finish stainless steel ironmongery, to include D-handle, top and bottom rails with sprung hinges, and locking system.

Ceilings - add description

Description of *existing* materials and finishes:

Plasterboard & skim, painted white.

Description of *proposed* materials and finishes:

Retain existing.

Internal walls - add description

Description of *existing* materials and finishes:

Original brickwork walls exposed. Internal partitions: plasterboard skim and painted finish (colour cream).

Description of *proposed* materials and finishes:

Partitions to be repainted, colour cream.

Floors - add description

Description of *existing* materials and finishes:

Entrance level: blue colour barrier matting in matt-well .
Ground floor landing T&G laminated flooring.

Description of *proposed* materials and finishes:

Entrance level: new barrier matt, Heckmondwike 'Dreadnought', colour: 'Anthracite'.
Ground floor landing: non-slip ceramic tiles, colour grey.

Rainwater goods - add description

Description of *existing* materials and finishes:

PVCu rainwater pipe from entrance lobby roof.

Description of *proposed* materials and finishes:

None.

Lighting - add description

Description of *existing* materials and finishes:

External wall-mounted lamps (2 no.)

Description of *proposed* materials and finishes:

Single lamp to be integrated with new canopy above entrance, colour grey.

Are you supplying additional information on submitted drawings or plans? ◉ Yes ○ No

If Yes, please state plan(s)/drawing(s) references:

Drawings 45068_P01, P02, P03, P04 & P05

16. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☐	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐		

Other

No foul drainage required.

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

17. 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	

18. 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

19. Existing Use

Please describe the current use of the site:

Entrance lobby to Cambridge Mill apartments.

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.

20. 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'

21. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

22. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

23. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

24. 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	0	0	0

25. 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

26. Site Area

What is the site area? 20.00 sq.metres

27. 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:

N/A

Is the proposal for a waste management development? ○ Yes ◉ No

28. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

29. 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

30. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate under Article 7 - Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant 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 the application relates.

Title: Ms First name: Julia Surname: Brookes-Wilde

Person role: Applicant Declaration date: 11/09/2009 ☒ Declaration made

30. 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: Thomas Surname: Sheehan

Person role: Agent Declaration date: 10/09/2009 ☒ Declaration Made

31. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 11/09/2009