# F SUMMERFIELD

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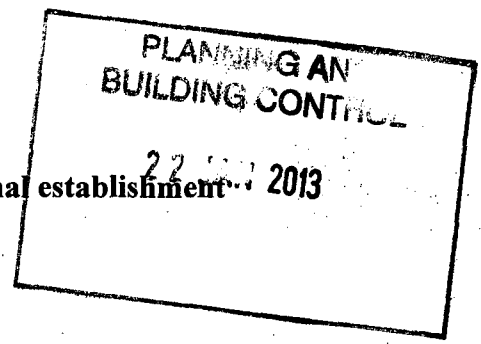
Manchester City Council
Customer Service Centre
Number One First Street
Manchester M15 4FN

Ref: FS/apg/Stockport936-938/210113 21 January 2013

Dear Sirs




**Re: Planning Application**
**936-938 Stockport Road, Manchester, M19 3NN**
**Change of use from Public House to D1 – Educational establishment**

Please find enclosed the following:-

Four copies of:-

1. Existing layout plans and elevations
2. Proposed layout plans and elevations
3. Site plan OS: 1:500 scale
4. Application form incorporating Certificate A and Agricultural Holdings Certificate – please acknowledge
5. Fee in the sum of £385-00 please issue a receipt.
6. Environment Agency flood Risk - nil
7. A waste management statement –
   The bins will be stored in the area forward of the new build to the rear.
   Waste will be separated according to the rules set out by the Council and placed in the appropriately coloured bins supplied.
   The bins will be wheeled out on the colour designated days and left at the back of footpath in accordance with the colour coding for the day.
   After emptying, the bins will be taken back into the property and returned to the bin store.
9. Transport assessment Statement
   The proposed use will be principally drawing in students from a catchment area that is diverse but largely from the south Manchester Area. The demand for vehicular transport will b e low as most if not all students will be pedestrian or relying upon public transport that passes along Stockport Road and Albert Road. There is space to the rear to give over to cyclists in preference to vehicles which will be beneficial as th4re are adequate and sufficient public parking close at hand.
10. Foul sewage and surface water assessments – There is no change in the internal provisions for foul water disposal and the footprint of the property remains as it is,

The following items of report are submitted as not being relevant:

11. Environmental impact assessment –.
12. Travel plan
13. Retail assessment
14. Regeneration Statement
15. Air Quality
17. Sustainability Appraisal.
18 Noise impact
19, Biodiversity
20 Heritage assessment
21 Conservation and listing
22. Crime impact statement
23. Utilities
24. Affordable housing
25. Fumes and odours
26. Tree survey etc – No trees are involved or affected
27. Lighting schemes
28. Planning Obligations
29. Land stability
30 Community engagement – None.
31. Town centre implications
32. Airport safeguarding
33 Land contamination
34. Open space assessment
35. Hazardous Installations
36. Landfill and waste development

Yours faithfully

Frank Summerfield