085642

Planning Application - part 1

CITY COUNCIL

085642.

A1. Applicant Details

Organisation	Arbella Properties - Trading as Maybrook House Estate Company		
	Title	**Forename**	**Surname**
Name	Mr	Stephen	Hyman

A1.1 Address Details

13040
P135

Name or flat number	
Property number or name	Maybrook House
Street	40 Blackfriars Street
Locality	
Town	Manchester
County	
Postal Town	
Postcode	M3 2EG

A1.2 Communication Details

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

A2. Agent Details

Organisation	CUBE PSL		
	Title	**Forename**	**Surname**
Name	Mr	Alastair	Wilson

A2.1 Address Details

Name or flat number	CUBE PSL
Property number or name	13 Greenwood Court
Street	Taylor Business Park
Locality	Risley
Town	Warrington
County	
Postal Town	
Postcode	WA3 6DD

A2.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.	01925767713	
Daytime Telephone No.		
Fax No.		
Email Address	awilson@cubepsl.co.uk	
DX Number		

1. Site Address Details

1.1 Address Details

Name or flat number	
Property number or name	Maybrook House
Street	40 Blackfriars Street
Locality	
Town	MANCHESTER
County	
Postal Town	
Postcode	M3 2EG
UPRN	0
Location	

2. Description of the Proposed Development

Development Description

The proposed works for this application include the installation of two new external vents to the 5th floor of Maybrook House, on the main entrance elevation, this is shown on the attached drawings.

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	X Yes	__ 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)	X Yes	_ No
	Change of use	_ Yes	X 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

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?	X Yes	_ No

Describe the proposed alteration of the Public Right of Way

7. Materials

Walls

The external walls of Maybrook House are not going to be affected by the works, therefore will remain as existing.

Roof

The roof is not being affected by this application.

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

Site boundaries will not be affected by the works being carried out.

8. Site Area & Floor Space

Site Area

1340

Units

X square metres
_ hectares

Width of site frontage

40
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?

_ Yes **X** No

Please state the floorspace related to the change of use

0
sq.m

Does the proposal involve the removal or demolition of any part of the existing building?

_ Yes **X** No

Description of removal/demolition

9. Existing Uses

Current use of land or building

Currently the building is used for office space and retail space.

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

The 5th floor of Maybrook House is entirely vacant and was last used as office space. The vacant part of the 4th floor was also last used as office space.

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	10	10	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

No change will be made to the drainage method on this site during the refurbishment works.

State method of disposal for foul sewage

N/A

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

Planning Application - part 2

17. Industrial Or Commercial Processes and Machinery

Describe processes carried out and the end products

The works involve the installation of two new external vents in place of the existing windows. These are highlighted on the enclosed drawings.

What type of machinery will be installed?

No extra machinery is being applied for in this application.

18. Related Development

Is the proposal related to any of the following:

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

If Yes give details

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

If Yes give details

This application relates to an application that is currently being proposed by Manchester City Council. Reference number: 085151/FO/2007. Darren S Hunwicks is currently dealing with this application.

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	0	0	0	0
Total	0	0	0	0

20. Employment

Please complete the employee details table below:

	Full Time	Part Time	Total
Existing Employees	0	0	0
Proposed Employees	0	0	0
Total	0	0	0

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	0	0	0
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?

Provisions will be provided in the Maybrook House car park for loading, unloading and turning vehicles if this is required.

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	08:30	17:30	08:30	17:30
Tuesday	08:30	17:30	08:30	17:30
Wednesday	08:30	17:30	08:30	17:30
Thursday	08:30	17:30	08:30	17:30
Friday	08:30	17:30	08:30	17:30
Saturday				
Sunday				

23. 2 Opening

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

	Existing		Proposed	
	From	To	From	To
Monday				
Tuesday				
Wednesday				
Thursday				
Friday				
Saturday				
Sunday				

24. Hazardous Substances

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

Any materials removed during the proposed works, i.e. the existing windows, will be disposed of in a skip located on site. Which will be emptied in the correct and safe manner when required.

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 A

I certify that:

on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the building/land to which the application relates.

Signatory

	Title	Forename	Surname
Signatory	Mr	Alastair	Wilson
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2008-01-16		

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.

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	Alastair	Wilson
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2008-01-16		

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.