MANCHESTER CITY COUNCIL

Planning
Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Planning Permission.
Town and Country Planning 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: | First name: | Surname:

Company name: United Utilities Plc

Street address: Haweswater House
Lingley Mere Business Park
Lingley Green Avenue, Great Sankey

Town/City: Warrington
County: Cheshire
Country: United Kingdom
Postcode: WA5 3LP

	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: Owen | Surname: Tucker

Company name: United Utilities PLC

Street address: Haweswater House
Lingley Mere Business Park
Lingley Green Avenue

Town/City: Great Sankey
County: Warrington
Country:
Postcode: wa53lp

	Country Code	National Number	Extension Number
Telephone number:		01925677257	
Mobile number:			
Fax number:			

Email address: owen.tucker@uuplc.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed construction of a motor control kiosk with associated works including ground reprofiling, permanent access, 2 x drop down parking posts, 2 x bollards, areas of hardstanding and tree removal, and landscaping on land between Rochdale Road and Alfred Street, Manchester.

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

4. Site Address Details

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

House: Suffix:

House name:

Street address: Amenity Land

Rochdale Road

Town/City: Manchester

County:

Postcode:

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

Easting: 385862

Northing: 401701

Description:

The site is situated on existing hard standing and amenity grassland along Rochdale Road from Oak Bank to just north of Alfred Street, Manchester. NGR 385862, 401701.

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: First name: Helen Surname: Hodgett

Reference: previous app - 100041/FO/2012/N1

Date (DD/MM/YYYY): 21/09/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Following the withdrawal of the previous application, United Utilities consulted MCC on the 21/09/12. MCC recommended that:
- The temporary compound is relocated to an area of existing hardstanding on the corner of Rochdale Road with Oak Bank;
- The area of new permanent hardstanding should be reduced as much as possible;
- The control kiosk should be relocated away from Rochdale Road to a location adjacent to the boundary with the nearby nursing home;
- If possible the area of grass impacted and the number of trees to be removed should be reduced.

At a further meeting on site on 21/2/13 MCC also requested that landscaping proposals should continue along the edge of Rochdale Road to discourage vehicles 'cutting through' from Rochdale Road to Alfred Street.
All of these points have been address in the revised application.

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

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)

A new permanent access will be created off Alfred Street including the creation of a drop kerb with a 25 mm bullnose kerb upstand as shown on drawing MAN0123/80021994/00/97/1005/A.

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. 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

9. Materials

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

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

The control kiosk will be constructed from a dark green steel (BS4800 14.C.39).

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

The kiosk will be constructed of a dark green steel (BS4800 14.C.39) with a 40 degree anti-climb roof.

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

The kiosk will be constructed of a dark green steel (BS4800 14.C.39).

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Two lockable heavy duty galvanised steel drop down parking posts 0.7m high as shown on drawing MAN0123/80021994/00/97/1005/A.
Two heavy duty oak bollards 0.7 m high as shown on drawing MAN0123/80021994/00/97/1005/A.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Reinforced earth hardstanding permanent access.
Several maintenance hatches including a 1 m smooth concrete apron around each access cover.

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:

-Planning Application dwgs MAN0123/80021994/00/97/1002/B, 1003/C, 1005/A & 1006/A
-Design and Access Statement
-Planning Supporting Statement
-Tree Constraints Plan MAN0123/80021994/00/97/9200/B
-Landscaping Proposals Plan MAN0123/80021994/00/97/9400/B

10. 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	1	1
Short description of Other	Operational vehicles (either a Transit-sized van or Tanker)		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? (•) Yes ( ) No ( ) Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Proposals are a modification tothe existing sewer network but will not result in any additional sewerage being produced.

12. 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

13. 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

14. Existing Use

Please describe the current use of the site:

Fenced off hardstanding and amenity grassland.

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

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

15. 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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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'.

16. Trade Effluent

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

17. Residential Units

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

18. All Types of Development: Non-residential Floorspace

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

19. 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

20. 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

21. Site Area

What is the site area? 746 sq.metres

22. 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:

The scheme is required to resolve an unsatisfactory intermittent discharge by improving the sewage network infrastructure in this location. Equipment to be installed above ground include a motor control kiosk, which houses the electronics and controls for the associated screening chamber. Equipment to be installed below ground (under permitted development rights) includes a screening chamber.

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

23. Hazardous Substances

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

24. 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

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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: Manchester City Council Number: Suffix: Street: Corporate Property, Cororate Services Locality: Third Floor, First Street Town: PO Box 532, Manchester Postcode: M15 4FN	14/03/2013
Name: The Willows Nursing Home (Unity Homes Ltd) Number: 1 Suffix: Street: Murray Street Locality: Town: Salford Postcode: M72DX	14/03/2013

Title: Mr First name: Owen Surname: Tucker

Person role: Agent Declaration date: 14/03/2013 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete 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: ○

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title:	Mr	First Name:	Owen	Surname:	Tucker

Person role: Applicant Declaration date: 05/03/2013 ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 14/03/2013