MANCHESTER CITY COUNCIL

Planning
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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: Mr | First name: Andrew | Surname: Brown

Company name: TfGM

Street address: 2 Piccadilly Place

Town/City: Manchester

County: Greater Manchester

Country: UK

Postcode: M1 3BG

	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

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

The Ringway Road Highway Improvement Works (RRHIW) is a proposed set of modifications to the existing Metrolink Airport Line Extension that safeguard the future operation of the Metrolink service. The associated works wills include an underpass to be constructed for the tramway, allowing a grade-separated crossing for Metrolink line beneath an upgraded dual carriageway Ringway Road West. The existing RB2 roundabout providing access to the Manchester Business Park and Aviator Way will be replaced by a three arm signalised junction situated to the west of RB2, providing access to the existing developments along Aviator Way, including the PZ Cussons site. Within the proposed site area a small Marketing Suite, accompanying car park and the "Field of Hope" is also proposed as part of the works.

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: N/A

Street address: Aviator Way

Town/City: Manchester

County: Greater Manchester

Postcode: M22 5TG

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

Easting: 382280

Northing: 385640

Description:

The site of the proposed link road between Ringway Road West and Aviator Way is at the extend of Aviator Road and is about 0.2 miles north east from the Manchester Airport's GTI building, and 0.6 miles west from the existing Shadowmoss Road / Ringway Road junction.

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: David Surname: Lawless

Reference: Planning Documentation Rehearsal Meeting

Date (DD/MM/YYYY): 12/10/2011 (Must be pre-application submission)

Details of the pre-application advice received:

During this planning documentation rehearsal meeting TfGM and MPT reviewed with MCC's David Lawless the documents to be submitted with the 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)

Urban Realm Plan - MPT3B-AP4-44-LDP-460;
PhotoMontage - MPT3B-AP4-44-LDP-471;
RRHIW Cross Sections - MPT3B-AP4-44-LDP-472;
Marketing Suite Detail Plan - MPT3B-AP4-00-HDP-020;

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 external walls of the Marketing Suite will be finished with cladding. Please refer to Appendix B within the Design & Access Statement.

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

The roof of the Marketing Suite will be finished with cladding. Please refer to Appendix B within the Design & Access Statement.

Boundary treatments - description:

Description of *existing* materials and finishes:

The area is currently wild soft landscaping inlcuding grass, shrubs and trees.

Description of *proposed* materials and finishes:

The highway verges will be landscaped with grass or tree planting/low shrubs, consistent with the existing surroundings along Ringway Road West and Aviator Way. The Marketing Suite's car park will be surrounded by a post and rail fence.

9. (Materials continued)

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

The area is currently wild soft landscaping, including grass, shrubs and trees.

Description of *proposed* materials and finishes:

The highway link road, footways and Marketing Suite car park will have asphalt surfacing with concrete kerbing.

Lighting - add description

Description of *existing* materials and finishes:

There is currently no lighting in this area.

Description of *proposed* materials and finishes:

The lighting design for both the link road and Marketing Suites car park will be designed to BS5489-1:2003 the "Code of practice for the design of road lighting. Lighting of roads and public amenity areas"

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:

Urban Realm Plan - MPT3B-AP4-44-LDP-460;
Tree Constraints Plan - MPT3B-AP4-44-EDG-751;
Tree Retention Plan - MPT3B-AP4-44-EDG-752;
Tree Survey Plan - MPT3B-AP4-44-EDG-750;
Marketing Suite Internal Finishes Plan - MPT3B-AP4-44-TRP-751;
PhotoMontage - MPT3B-AP4-44-LDP-471;
RRHIW Cross Sections - MPT3B-AP4-44-LDP-472;
Marketing Suite Detail Plan - MPT3B-AP4-00-HDP-020;
Marketing Suite Elevations - 11-5482-03;
BS5837 Pre Development Tree Survey - MPT3B-AP4-00-ERP-750; and
Design & Access Statement - MPT3B-AP4-44-TRP-750.

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	10	10
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	2	2
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. 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

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

Indicative Drainage Layout - Proposed Marketing Suite (Drawing Ref: SKD001)

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 [X] 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:

Currently the area to be developed is wild soft landscaping with grass, shrubs and trees.

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site:

Currently the area to be developed is wild soft landscaping with grass, shrubs and trees.

When did this use end (if known) (DD/MM/YYYY)?

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 End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known

21. Site Area

What is the site area? 8,310 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:

N/A

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: Goodman Number: Suffix: Street: Arlington House Locality: Reading Town: Berkshire Postcode: RG7 4SA	
Name: Manchester Airport Group plc Number: Suffix: Street: Olympic House Locality: Town: Manchester Postcode: M90 1QX	
Name: Manchester City Council Number: Suffix: Street: Number One, First Street Locality: Town: Manchester Postcode: M60 2AF	

Title: Mr First name: Andrew Surname: Brown

Person role: Applicant Declaration date: 24/10/2011 ☒ 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:	Andrew	Surname:	Brown
Person role:	Applicant	Declaration date:	24/10/2011	☒	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. ☒

Date 24/10/2011