MANCHESTER CITY COUNCIL

Planning
P O Box 463, Town Hall Extension
Manchester M60 3NY
Phone: 0161 234 4516 Fax: 0161 234 4508
Email: planning@manchester.gov.uk

Application for Planning Permission and consent to display advertisement(s).
Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisement) Regulations 2007

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: McDonald's Restaurant Ltd

Street address: 11-59 High Road, East Finchley

Town/City: London

County:

Country:

Postcode: N2 8AW

	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: Mrs | First Name: Sarah | Surname: Carpenter

Company name: Planware Ltd

Street address: The Granary, First Floor, 37 Walnut Tree Lane

Town/City: Sudbury

County: Suffolk

Country:

Postcode: CO10 1BD

	Country Code	National Number	Extension Number
Telephone number:	01787	468500	
Mobile number:			
Fax number:	01787	468566	

Email address: nicola.davies@planware.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

REFURBISHMENT OF RESTAURANT AND PATIO AREA. CHANGES TO ELEVATIONS, WHICH INCLUDES THE REMOVAL OF LIGHT BEAMS FROM THE ROOF. BOOTH 1 TO BE REMOVED AND EXISTING DOORS ON ELEVATION 1 TO BE REPLACED. INSTALLATION OF CUSTOMER ORDER DISPLAY. REPLACEMENT AND NEW SIGNAGE.

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: 674 Suffix:

House name:

Street address: ALTRINCHAM ROAD

Town/City: MANCHESTER

County:

Postcode: M23 9AA

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

Easting: 380869

Northing: 389316

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

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

If Yes, please provide details:

AS EXISTING

Have arrangements been made for the separate storage and collection of recyclable waste? ◉ Yes ○ No

If Yes, please provide details:

AS EXISTING

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

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. 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:

BRICK

Description of *proposed* materials and finishes:

AS EXISTING - ADDITIONAL CLADDING TO ELEVATIONS

10. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

TILES

Description of *proposed* materials and finishes:

AS EXISTING

Windows - description:

Description of *existing* materials and finishes:

WHITE ALUMINIUM

Description of *proposed* materials and finishes:

TO BE RESPRAYED KHAKI GREEN

Doors - description:

Description of *existing* materials and finishes:

WHITE ALUIMINIUM

Description of *proposed* materials and finishes:

TO BE RESPRAYED KHAKI GREEN

Boundary treatments - description:

Description of *existing* materials and finishes:

PERIMETER FENCE - TIMBER. BOUNDARY WALL - SHRUBBERY.

Description of *proposed* materials and finishes:

AS EXISTING

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

CAR PARK - ASPHALT. DRIVE THRU - PATTERNED PAVIOURS. PATIO AND FOOTPATHS - BRICK.

Description of *proposed* materials and finishes:

AS EXISTING

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:

SEE DRAWINGS - 4178_1062_01, 4178_1062_02, 4178_1062_03, 4178_1062_04, 4178_1062_05, 4178_1062_07 AND 4178_1062_09

11. 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	43	43	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	2	2	0
Cycle spaces	0	0	0
Other (e.g. Bus)	2	2	0
Short description of Other	GRILL BAYS		

12. 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

13. 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

14. 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

15. Existing Use

Please describe the current use of the site:

A3 - RESTAURANT

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.

16. 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'

17. Trade Effluent

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

GENERAL RESTAURANT WASTE - AS EXISTING

18. Residential Units

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

19. All Types of Development: Non-residential Floorspace

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

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	30	30	45
Proposed employees	30	30	45

21. 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
A3							☒

22. Site Area

What is the site area? 00.68 hectares

23. 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:

AS EXISTING

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

24. Hazardous Substances

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

25. Description of Proposed Advertisement(s)

Please describe the proposed advertisement(s):

VARIOUS SIGNS IN LINE WITH REFURBISHMENT - 3 FASCIAS, 4 FREESTANDING, 4 BANNERS - 3 FREESTANDING AND 1 WALL MOUNTED AND 1 CUSTOMER ORDER DISPLAY

How many of the following type of advertisements are you applying for?

Fascia sign(s) 3 Projecting or hanging sign(s) 0 Hoarding(s) 0 Other 9

Please describe:

SEE TECHNICAL SPECIFICATIONS FOR SIGNS 5 6 9 10 13 AND COD

26. Advertisement Display

Is the advertisement(s) you are applying for already in place? ○ Yes ◉ No

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal? ◉ Yes ○ No ○ Not Applicable

If Yes to either or both above, please show the existing sign(s) on an elevation drawing or photograph and state the references for the drawing(s) or photograph(s).

SEE DRAWINGS 4178_1062_03 AND 4178_1062_09

Will the proposed advertisement(s) project over a footpath or other public highway? ○ Yes ◉ No

27. Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From: 11/02/2010 To: 11/02/2050

28. Interest in the Land

Does the applicant own the land or buildings where the adverts are to be placed? ○ Yes ◉ No

If No, has the permission of the owner or any other person entitled to give permission for the display of an advertisement been obtained? ◉ Yes ○ No

29 (a). Details of Proposed Advertisement(s) - Fascia Sign

What is the height from the ground to the base of the advertisement (in metres)? 3.208 m

What is the maximum projection of the advertisement from face of building (in metres)? N/A m

What are the dimensions of the proposed advertisement? Height: 0.606 x Width: 5.450 x Depth: 0.1 metres

What materials will the sign be made of?

SIGN 5 - WHITE ACRYLIC "MCDONALD'S" TEXT MOUNTED SIGNAGE

What is the maximum height of any of the individual letters and symbols (in centimetres)? N/A cm

The colour of text and background:

WHITE

Will the sign be illuminated? (•) Yes ( ) No

Will the sign be illuminated internally or externally? (•) Internally ( ) Externally

Illuminance Levels: 600 cd/m

Will the illumination be static or intermittent? (•) Static ( ) Intermittent

29 (a). Details of Proposed Advertisement(s) - Fascia Sign

What is the height from the ground to the base of the advertisement (in metres)? 3.197 m

What is the maximum projection of the advertisement from face of building (in metres)? N/A m

What are the dimensions of the proposed advertisement? Height: 0.606 x Width: 5.450 x Depth: 0.1 metres

What materials will the sign be made of?

SIGN 5 - WHITE ACRYLIC "MCDONALD'S" TEXT MOUNTED SIGNAGE

What is the maximum height of any of the individual letters and symbols (in centimetres)? N/A cm

The colour of text and background:

WHITE

Will the sign be illuminated? (•) Yes ( ) No

Will the sign be illuminated internally or externally? (•) Internally ( ) Externally

Illuminance Levels: 600 cd/m

Will the illumination be static or intermittent? (•) Static ( ) Intermittent

29 (a). Details of Proposed Advertisement(s) - Fascia Sign

What is the height from the ground to the base of the advertisement (in metres)? 3.126 m

What is the maximum projection of the advertisement from face of building (in metres)? N/A m

What are the dimensions of the proposed advertisement? Height: 1.2 x Width: 1.492 x Depth: 0.1 metres

What materials will the sign be made of?

SIGN 6 - YELLOW ACRYLIC "GOLDEN ARCH" SYMBOL ROOF MOUNTED SIGNAGE

What is the maximum height of any of the individual letters and symbols (in centimetres)? N/A cm

The colour of text and background:

YELLOW

Will the sign be illuminated? (•) Yes ( ) No

Will the sign be illuminated internally or externally? (•) Internally ( ) Externally

Illuminance Levels: 600 cd/m

Will the illumination be static or intermittent? (•) Static ( ) Intermittent

29 (d). Details of Proposed Advertisement(s) - Other Sign

What is the height from the ground to the base of the advertisement (in metres)? N/A m

What is the maximum projection of the advertisement from face of building (in metres)? N/A m

What are the dimensions of the proposed advertisement? Height: 1.9 x Width: 1.027 x Depth: 0.643 metres

What materials will the sign be made of?

SIGN 9 - ROTATING SINGLE TRIPLE UNIT. TIMBER EFFECT ALUMINIUM PANELS WITH INTERNALLY ILLUMINATED TRIPLE ROTATING POS SIG

What is the maximum height of any of the individual letters and symbols (in centimetres)? N/A cm

The colour of text and background:

TIMBER EFFECT ALU

Will the sign be illuminated? (•) Yes ( ) No

Will the sign be illuminated internally or externally? (•) Internally ( ) Externally

Illuminance Levels: 600 cd/m

Will the illumination be static or intermittent? (•) Static ( ) Intermittent

29 (d). Details of Proposed Advertisement(s) - Other Sign

What is the height from the ground to the base of the advertisement (in metres)? N/A m

What is the maximum projection of the advertisement from face of building (in metres)? N/A m

What are the dimensions of the proposed advertisement? Height: 1.9 x Width: 1.027 x Depth: 0.643 metres

What materials will the sign be made of?

SIGN 9 - ROTATING SINGLE TRIPLE UNIT. TIMBER EFFECT ALUMINIUM PANELS WITH INTERNALLY ILLUMINATED TRIPLE ROTATING POS SIG

What is the maximum height of any of the individual letters and symbols (in centimetres)? N/A cm

The colour of text and background:

TIMBER EFFECT ALU

Will the sign be illuminated? (•) Yes ( ) No

Will the sign be illuminated internally or externally? (•) Internally ( ) Externally

Illuminance Levels: 600 cd/m

Will the illumination be static or intermittent? (•) Static ( ) Intermittent

29 (d). Details of Proposed Advertisement(s) - Other Sign

What is the height from the ground to the base of the advertisement (in metres)? N/A m

What is the maximum projection of the advertisement from face of building (in metres)? N/A m

What are the dimensions of the proposed advertisement? Height: 1.9 x Width: 1.772 x Depth: 0.643 metres

What materials will the sign be made of?

SIGN 10 - ROTATING DOUBLE TRIPLE UNIT. TIMBER EFFECT ALUMINIUM PANELS WITH 2 NO INTERNALLY ILLUMINATED TRIPLE ROTATING POS SIGNS.

What is the maximum height of any of the individual letters and symbols (in centimetres)? N/A cm

The colour of text and background:

TIMBER EFFECT ALU

Will the sign be illuminated? (•) Yes ( ) No

Will the sign be illuminated internally or externally? (•) Internally ( ) Externally

Illuminance Levels: 600 cd/m

Will the illumination be static or intermittent? (•) Static ( ) Intermittent

29 (d). Details of Proposed Advertisement(s) - Other Sign

What is the height from the ground to the base of the advertisement (in metres)? N/A m

What is the maximum projection of the advertisement from face of building (in metres)? N/A m

What are the dimensions of the proposed advertisement? Height: 1.9 x Width: 1.772 x Depth: 0.643 metres

What materials will the sign be made of?

SIGN 10 - ROTATING DOUBLE TRIPLE UNIT. TIMBER EFFECT ALUMINIUM PANELS WITH 2 NO INTERNALLY ILLUMINATED TRIPLE ROTATING POS SIGNS.

What is the maximum height of any of the individual letters and symbols (in centimetres)? N/A cm

The colour of text and background:

TIMBER EFFECT ALU

Will the sign be illuminated? (•) Yes ( ) No

Will the sign be illuminated internally or externally? (•) Internally ( ) Externally

Illuminance Levels: 600 cd/m

Will the illumination be static or intermittent? (•) Static ( ) Intermittent

29 (d). Details of Proposed Advertisement(s) - Other Sign

What is the height from the ground to the base of the advertisement (in metres)? 1.0 m

What is the maximum projection of the advertisement from face of building (in metres)? N/A m

What are the dimensions of the proposed advertisement? Height: 1.1 x Width: 5.365 x Depth: 0.1 metres

What materials will the sign be made of?

SIGN 13 - POST MOUNTED BANNER UNIT. TIMBER EFFECT ALUMINIUM SIDE PANELS WITH PERFORATED METAL "MCDONALD'S" TEXT SIGN

What is the maximum height of any of the individual letters and symbols (in centimetres)? N/A cm

The colour of text and background:

TIMBER EFFECT ALUMINIUM SIDE PANELS WITH PERFORATED METAL "MCDONALD'S" TEXT SIGN

Will the sign be illuminated? ( ) Yes (•) No

29 (d). Details of Proposed Advertisement(s) - Other Sign

What is the height from the ground to the base of the advertisement (in metres)? 1.0 m

What is the maximum projection of the advertisement from face of building (in metres)? N/A m

What are the dimensions of the proposed advertisement? Height: 1.1 x Width: 5.365 x Depth: 0.1 metres

What materials will the sign be made of?

SIGN 13 - POST MOUNTED BANNER UNIT. TIMBER EFFECT ALUMINIUM SIDE PANELS WITH PERFORATED METAL "MCDONALD'S" TEXT SIGN

What is the maximum height of any of the individual letters and symbols (in centimetres)? N/A cm

The colour of text and background:

TIMBER EFFECT ALUMINIUM SIDE PANELS WITH PERFORATED METAL "MCDONALD'S" TEXT SIGN

Will the sign be illuminated? ( ) Yes (•) No

29 (d). Details of Proposed Advertisement(s) - Other Sign

What is the height from the ground to the base of the advertisement (in metres)? 1.0 m

What is the maximum projection of the advertisement from face of building (in metres)? N/A m

What are the dimensions of the proposed advertisement? Height: 1.1 x Width: 5.365 x Depth: 0.1 metres

What materials will the sign be made of?

SIGN 13 - POST MOUNTED BANNER UNIT. TIMBER EFFECT ALUMINIUM SIDE PANELS WITH PERFORATED METAL "MCDONALD'S" TEXT SIGN

What is the maximum height of any of the individual letters and symbols (in centimetres)? N/A cm

The colour of text and background:

TIMBER EFFECT ALUMINIUM SIDE PANELS WITH PERFORATED METAL "MCDONALD'S" TEXT SIGN

Will the sign be illuminated? ( ) Yes (•) No

29 (d). Details of Proposed Advertisement(s) - Other Sign

What is the height from the ground to the base of the advertisement (in metres)? 1.0 m

What is the maximum projection of the advertisement from face of building (in metres)? N/A m

What are the dimensions of the proposed advertisement? Height: 1.1 x Width: 5.365 x Depth: 0.1 metres

What materials will the sign be made of?

SIGN 13 - WALL MOUNTED BANNER UNIT. TIMBER EFFECT ALUMINIUM SIDE PANELS WITH PERFORATED METAL "MCDONALD'S" TEXT SIGN

What is the maximum height of any of the individual letters and symbols (in centimetres)? N/A cm

The colour of text and background:

TIMBER EFFECT ALUMINIUM SIDE PANELS WITH PERFORATED METAL "MCDONALD'S" TEXT SIGN

Will the sign be illuminated? ○ Yes ◉ No

29 (d). Details of Proposed Advertisement(s) - Other Sign

What is the height from the ground to the base of the advertisement (in metres)? N/A m

What is the maximum projection of the advertisement from face of building (in metres)? N/A m

What are the dimensions of the proposed advertisement? Height: 1.482 x Width: 0.710 x Depth: 0.414 metres

What materials will the sign be made of?

COD (CUSTOMER ORDER DISPLAY) - PPC ALU CUSTOMER ORDER DISPLAY UNIT INCLUDING SPEAKER POINT AND A COLOUR MONITOR DISPLAY

What is the maximum height of any of the individual letters and symbols (in centimetres)? N/A cm

The colour of text and background:

PPC ALU

Will the sign be illuminated? ○ Yes ◉ No

30. 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

31. Certificates (Certificate B)

Certificate of Ownership - Certificate B
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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: TOWN HALL Locality: MANCHESTER Town: Postcode: M60 2LA	11/02/2010

Title: Mrs First name: Sarah Surname: Carpenter

Person role: Agent Declaration date: 11/02/2010 ☒ Declaration made

31. 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: ○

31. Certificates (Agricultural Holdings Certificate - continued)

Title: Mrs | First Name: Sarah | Surname: Carpenter

Person role: Agent | Declaration date: 11/02/2010 | ☒ Declaration Made

32. Declaration

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

Date 11/02/2010