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: Mr | First name: Julian | Surname: Hammond

Company name: Eastlands Homes

Street address: Quattro House, Quattro Park
Redgate Lane
Longsight
Town/City: Manchester
County: Greater Manchester
Country: United Kingdom
Postcode: M12 4RZ

| | 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: Ms | First Name: Claudia | Surname: Gilbert

Company name: Creative Planning

Street address: 12 Hilton Street (first floor)
Northern Quarter
Town/City: Manchester
County: Greater Manchester (Met County)
Country: United Kingdom
Postcode: M1 1JF

| | Country Code | National Number | Extension Number |
|---|---|---|---|
| Telephone number: | | 07932 697084 | |
| Mobile number: | | | |
| Fax number: | | | |

Email address: claudia@creativeplanning.org.uk

## 3. Description of the Proposal

Please describe the proposed development including any change of use:
External refurbishment works to residential properties

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: 36 Suffix:

House name:

Street address: Cuthbert Avenue

Town/City: Manchester

County:

Postcode: M19 3DG

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

Easting: 387640

Northing: 394648

Description:

This application (Project Area 22) is for works to the following 3 properties:
36 Cuthbert Avenue, Manchester M19 3DG
40 Cuthbert Avenue, Manchester M19 3DG
36 Randolph Street, Manchester M19 3AX

## 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: Ian Surname: Jarvis

Reference:

Date (DD/MM/YYYY): 12/10/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Council supportive and officers agreed to determine in short timescales to meet construction start programme. Planning strategy agreed. Application submitted is in line with strategy.

## 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

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:

See drawings

Description of *proposed* materials and finishes:

See drawings

## 9. (Materials continued)

**Roof - description:**

Description of *existing* materials and finishes:

See drawings

Description of *proposed* materials and finishes:

See drawings

**Windows - description:**

Description of *existing* materials and finishes:

See drawings

Description of *proposed* materials and finishes:

See drawings

**Doors - description:**

Description of *existing* materials and finishes:

See drawings

Description of *proposed* materials and finishes:

See drawings

**Boundary treatments - description:**

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

N/a

**Vehicle access and hard standing - description:**

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

N/a

**Lighting - add description**

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

N/a

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:

(9-) 41C - Area Locations Map.pdf
(9-) 022 Area 22 - Sites Location Plan.pdf
(2-) 115A - 36 Cuthbert Ave As Existing.pdf
(2-) 116A - 36 Cuthbert Ave As Proposed.pdf
(2-) 117A - 40 Cuthbert Ave As Existing.pdf
(2-) 118A - 40 Cuthbert Ave As Proposed.pdf
(2-) 171A - 36 Randolph Street As Existing.pdf
(2-) 172A - 36 Randolph Street As Proposed.pdf
Design and Access Statement - final

## 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 | 0 | 0 |
| Short description of Other | | | |

## 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

## 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:

Three dwellinghouses

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? 268 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: Ian Graham, Neighbourhood Highways Manager<br>Number: Suffix:<br>Street: Citywide Support (Highways), Neighbourhood Services, Manchester City Council<br>Locality: Hammerstone Road, Gorton<br>Town: Manchester<br>Postcode: M18 8EQ | 08/02/2013 |

Title: Ms First name: Claudia Surname: Gilbert

Person role: Agent Declaration date: 08/02/2013 ☒ 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

## 25. Certificates (Agricultural Land Declaration - continued)

Title: Ms | First Name: Claudia | Surname: Gilbert

Person role: Agent | Declaration date: 08/02/2013 | ☒ 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 08/02/2013