PART 1 of the Planning Application

Planning Application - part 1

095207

CITY COUNCIL

A1. Applicant Details

Organisation	Gioma (UK) Ltd		
	Title	**Forename**	**Surname**
Name	Mr	C	McLean

A1.1 Address Details

Name or flat number

Property number or name 337

Street Fulham Road

Locality

Town London

County

Postal Town

Postcode SW10 9TW

A1.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.		
Daytime Telephone No.		
Fax No.		

Email Address

DX Number

£265.00
13847

A2. Agent Details

Organisation	APW		
	Title	**Forename**	**Surname**
Name	Mr	Andrew	Wilson

A2.1 Address Details

Name or flat number	
Property number or name	2 West Heath
Street	Rockfield Road
Locality	
Town	Oxted
County	
Postal Town	
Postcode	RH8 0HA

A2.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.	01883717079	
Daytime Telephone No.		
Fax No.		
Email Address	apw@andrew.demon.co.uk	
DX Number		

1. Site Address Details

1.1 Address Details

Name or flat number	
Property number or name	2
Street	St Marys Street
Locality	
Town	MANCHESTER
County	
Postal Town	
Postcode	M3 2LB
UPRN	0
Location	

2. Description of the Proposed Development

Development Description

1) Change of Use from A1 to A3 2) The shop formerly known as "STITCHES" to be changed into a Wine Shop (accessible from the street and Gaucho and an extension of the adjacent restaurant known as Gaucho Grill to form a bar which is ancillary to the restaurant

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

The unit is level with the street

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?	_ Yes	X No

Describe the proposed alteration of the Public Right of Way

7. Materials

Walls

Existing

Roof

Existing

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

n/a

8. Site Area & Floor Space

Site Area

35

Units

X square metres
_ hectares

Width of site frontage

2.5
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? X Yes _ No

Please state the floorspace related to the change of use

35
sq.m

Does the proposal involve the removal or demolition of any part of the existing building? X Yes _ No

Description of removal/demolition

1) replace existing shopfront 2) form 2 No new openings between Gaucho and shop

9. Existing Uses

Current use of land or building

Vacant

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

Shop - clothing (repairs)

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

_ Owner
_ Lessee
_ Prospective purchaser
X Other

If Other give details

Gaucho wish to rent the space and incorporate it into the existing restaurant next door

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

4
metres

13. Car Parking

Please fill out the car parking space details in the table below:

	Existing	Proposed	Net Gain
Car Spaces	0	0	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

Existing

State method of disposal for foul sewage

Existing

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	_ Yes	X No
Warehousing	_ Yes	X No
Storage	_ Yes	X No
Shopping	X Yes	_ 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

n/a

What type of machinery will be installed?

n/a

18. Related Development

Is the proposal related to any of the following:

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

If Yes give details

Gaucho Grill (restaurant) in the adjacent unit

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

If Yes give details

19. Floorspace

Please complete the floorspace details in m2 in the table below:

	Existing	Lost or removed	Proposed	Total
Shop	35	0	20	55
Professional / Financial services (Bank, Estate Agent, etc)	0	0	0	0
Restaurant/Cafe	0	0	15	15
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	35	0	35	70

20. Employment

Please complete the employee details table below:

	Full Time	Part Time	Total
Existing Employees	0	0	0
Proposed Employees	3	0	3
Total	3	0	3

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?

Existing - the shop will be serviced from the existing restaurant Gaucho Grill

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			09:00	20:00
Tuesday			09:00	20:00
Wednesday			09:00	20:00
Thursday			09:00	20:00
Friday			09:00	20:00
Saturday			09:00	20:00
Sunday			09:00	20:00

23. 2 Opening

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

	Existing		Proposed	
	From	To	From	To
Monday			10:00	20:00
Tuesday			10:00	20:00
Wednesday			10:00	20:00
Thursday			10:00	20:00
Friday			10:00	20:00
Saturday			10:00	20:00
Sunday			12:00	18:00

24. Hazardous Substances

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

n/a

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 B

I certify that:

I have/The applicant has given the requisite notice (Notice No.1) to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the building/land to which the application relates, as listed below. (Complete and print Notice No.1).

Owner Details

Organisation	Manchester Diocesan Church House Company Ltd		
	Title	**Forename**	**Surname**
Owner's Name			

Address at which notice was served

Name or flat number	
Property number or name	90
Street	Deansgate
Locality	
Town	Manchester
County	
Postal Town	
Postcode	M3 2JP
Date notice was served (yyyy-mm-dd)	2007-11-29

Signatory

	Title	**Forename**	**Surname**
Signatory	Mr	A P S	Wilson
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2007-11-29		

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.

Town and Country Planning (General Permitted Development Procedure) Order 1995
NOTICE UNDER ARTICLE 6
APPLICATION FOR PLANNING PERMISSION

(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)

Proposed Development at:

Name or flat number	
Property number or name	2
Street	St Marys Street
Locality	
Town	MANCHESTER
County	
Postal Town	
Postcode	M3 2LB

Take notice that application is being made by

Organisation	Gioma (UK) Ltd		
	Title	**Forename**	**Surname**
Name	Mr	C	McLean

For planning permission to:

Description of Proposed Development

1) Change of Use from A1 to A3 2) The shop formerly known as "STITCHES" to be changed into a Wine Shop (accessible from the street and Gaucho and an extension of the adjacent restaurant known as Gaucho Grill to form a bar which is ancillary to the restaurant

Local Planning Authority to whom the application is being submitted	Manchester City Council
Any owner of the land or tenant who wishes to make representations about this application, should write to the Council within 21 days of the date of this notice:	2007-11-29

Signatory

	Title	**Forename**	**Surname**
Signatory	Mr	A P S	Wilson
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2007-11-29		

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an

agreement or lease.

Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

Once completed this form needs to be served on the owner(s)

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	Andrew	Wilson
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2007-11-29		

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.

Planning Application

Certificate of Ownership

Certificate B

Town and Country Planning Act 1990
Town and Country Planning General Development Order 1995
Certificate under Article 7

I certify that;

1. *I ~~have~~/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below:

Owner's name MANCHESTER DIOCESAN CHURCH HOUSE COMPANY LTD

Address at which notice was served

90 DEANSGATE, MANCHESTER M3 2JP

Date on which notice was served 29/11/2007

2a. None of the land to which the application relates is, or is part of, an agricultural holding.

2b. *I ~~have~~/the applicant has given the required notice to every person other than *my/him/her self who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates:-

*Delete where inappropriate

Tenant's name

Address at which notice was served

Date on which notice was served

Signed Date 29/11/2007

On behalf of GIOMA (UK) LTD

Manchester City Council

Notice for Service on Individuals
(Notice No. 1)

Town and Country Planning Act 1990
Town and Country Planning General Development Procedure Order 1995
Notice Under Article 6

Location or Address of Proposed Development

2 ST MARYS STREET, MANCHESTER

TAKE NOTICE that application is being made to Manchester City Council
by (insert name of applicant)

GIOMA (UK) LTD

for planning permission to (insert description of proposed development)

CHANGE OF USE A1 TO A3
(SHOP FORMALLY CALLED STITCHES) AND FIT-OUT
TO FORM WINE SHOP & BAR

If you wish to make representations about the application, you should make them in writing not later than (insert date not less than 30 days later than the date on which the notice is served)

24/12/2007

to the Council addressed to Planning, Chief Executive's Regeneration Division, PO Box 463, Town Hall, Manchester M60 3NY

Signed
On behalf of GIOMA (UK) LTD **Date** 29/11/2007

Location or Address of Proposed Development

TAKE NOTICE that application is being made to Manchester City Council
by (insert name of applicant)

for planning permission to (insert description of proposed development)

If you wish to make representations about the application, you should make them in writing not later than (insert date not less than 30 days later than the date on which the notice is served)

to the Council addressed to Planning, Chief Executive's Regeneration Division, PO Box 463, Town Hall, Manchester M60 3NY

Signed **Date**
On behalf of