MANCHESTER CITY COUNCIL

086286

PART 1 Of The Planning Register

Planning
P O Box 463, Town Hall Extensi
Manchester M60 3
Phone: 0161 234 4516 Fax: 0161 234 45
Email: planning@manchester.gov.

G

AC
RE

RECD 31 MAR 2008

Application for Planning Permission. Town and Country Planning Act 1990

ublication of planning applications on council web sites
ease note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application fo
id in supporting documents may be published on the council's website.
any other information that is provided as part of the application which falls within the definition of personal data under the Data Protectior
ct and is not to be published on the council's website, please contact the council's planning department.

. Applicant Name, Address and Contact Details

Title: Mr | First name: Zahid | Surname: Anwar

Company name: introbuild

Street address: 25-27 harkness street
ardwick

Town/City: manchester

County:

Country: united kingdom

Postcode: m12 6bt

	Country Code	National Number	Extensi Numbe
Telephone number:			
Mobile number:			
Fax number:			
Email address:			

Are you an agent acting on behalf of the applicant? ( ) Yes (•) No

. Agent Name, Address and Contact Details

No Agent details were submitted for this application

. Description of the Proposal

Please describe the proposed development including any change of use:

Additional use of building. Currently B1,B2,B8, but as proposed tenant has a small sandwich takeaway we need to add use A1.

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

. Site Address Details

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

House: 42 Suffix:

House name: Unit 12

Street address: Varley Business Centre
james street

Town/City: manchester

County:

Postcode: m40 8el

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

Easting: 385950

Northing: 399441

Description:

. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ( ) Yes (•) No

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

ACK
REP
RECD 31 MAR 2008
DATE

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

Neighbour and Community Consultation

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

Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ○ 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 and Blockwork to 2.4 metres, then Wall Cladding - Kingspan KS1000 Silver

Description of *proposed* materials and finishes:

Brick and Blockwork to 2.4 metres, then Wall Cladding - Kingspan KS1000 Silver

Roof - description:

Description of *existing* materials and finishes:

Roof cladding - Profiled Metal Sheet Grey, with White Trims

Description of *proposed* materials and finishes:

Roof cladding - Profiled Metal Sheet Grey, with White Trims

Windows - description:

Description of *existing* materials and finishes:

Double Glazed Screens and Personnel Doors (Grey)

Description of *proposed* materials and finishes:

Double Glazed Screens and Personnel Doors (Grey)

Doors - description:

Description of *existing* materials and finishes:

Double Glazed Screens and Personnel Doors (Grey), Grey Insulation Loading Bay Doors, Grey Emergency Exit Rear Door

Description of *proposed* materials and finishes:

Double Glazed Screens and Personnel Doors (Grey), Grey Insulation Loading Bay Doors, Grey Emergency Exit Rear Door

Boundary treatments - description:

Description of *existing* materials and finishes:

2.4m high Zebex Mesh 'Paladin type' fencing with matching gates - Colour Black

Description of *proposed* materials and finishes:

2.4m high Zebex Mesh 'Paladin type' fencing with matching gates - Colour Black

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

2.4m high Zebex Mesh 'Paladin type' gates - Colour Black giving access to a tarmac area for parking

Description of *proposed* materials and finishes:

2.4m high Zebex Mesh 'Paladin type' gates - Colour Black giving access to a tarmac area for parking

Lighting - add description

Description of *existing* materials and finishes:

Interior - By way of skylights and interior low watt halogen lighting
Exterior - Low watt flood lights to front and rear

Description of *proposed* materials and finishes:

Interior - By way of skylights and interior low watt halogen lighting
Exterior - Low watt flood lights to front and rear

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ○ Yes ◉ No

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	5	5	0
Light goods vehicles/public carrier vehicles	1	1	0
Disability spaces	1	1	0
Cycle spaces	3	3	0

12. Foul Sewage

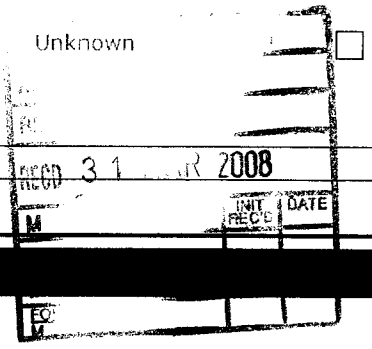
Please state how foul sewage is to be disposed of:

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



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 [X] Main sewer [ ] Pond/lake

[ ] Soakaway [ ] Existing watercourse

14. Biodiversity and Geological Conservation

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:

Warehouse with Use Classes B1, B2 and B8

Is the site currently vacant? (•) Yes ( ) No

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

New Building - Never Been Used

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

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'

PLANNING
REPLIED
04 MAR

17. Trade Effluent

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

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 or gain of non-residential floorspace? ○ Yes ◉ No ○ Unknown

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	3	2	4
Proposed employees	3	2	4

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
A1	08.00	16.00					☐
B1A	08.00	16.00					☐
B1B	08.00	16.00					☐
B1C	08.00	16.00					☐
B2	08.00	16.00					☐
B8	08.00	16.00					☐

22. Site Area

What is the site area? 210 sq.metres

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:

Fridges, Extractor Fans, Gas cookers and ovens

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

24. Hazardous Substances

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

25. 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 A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant 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 t which the application relates.

Title: Mr | First name: Zahid | Surname: Anwar

Person role: Applicant | Declaration date: 28/03/2008 | ☒ Declaration made

26. 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:

Title: Mr | First Name: Zahid | Surname: Anwar

Person role: Applicant | Declaration date: 28/03/2008 | ☒ Declaration Made

27. Declaration

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

Da 28/03/2008

