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.
# 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: Mrs | First name: Amanda | Surname: Marshall

Company name:

Street address: 11 Highfield Road
Cheadle Hulme

Town/City: Manchester
County:
Country:
Postcode: SK8 6EL

| | 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: Mr | First Name: mark | Surname: thorley

Company name: m t architectural consultants

Street address: 24
martin close
denton

Town/City: manchester
County: Lancashire
Country: England
Postcode: M34 3BG

| | Country Code | National Number | Extension Number |
|---|---|---|---|
| Telephone number: | | 0161 292 3353 | |
| Mobile number: | | | |
| Fax number: | | | |

Email address: mark@mtacltd.co.uk

## 3. Description of the Proposal

Please describe the proposed development including any change of use:

Rear first floor extension and loft conversion to existing flat and replacement external staircase.

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: 6 Suffix:

House name:

Street address: Albert Hill Street

Town/City: MANCHESTER

County:

Postcode: M20 6RF

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

Easting: 384751

Northing: 391121

Description:

## 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: Ms First name: Jennifer Surname: Atkinson

Reference: email

Date (DD/MM/YYYY): 09/12/2009 (Must be pre-application submission)

Details of the pre-application advice received:

No objection to loft and entrance extension.
Concerns about new wall balustrade so new balustrade change to metalwork to match existing.

## 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:

Existing bins store to rear of premises

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (•) No

## 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):

## 10. (Materials continued)

**Walls - description:**

Description of *existing* materials and finishes:

brickwork

Description of *proposed* materials and finishes:

brickwork to match existing

**Roof - description:**

Description of *existing* materials and finishes:

slates

Description of *proposed* materials and finishes:

slates to match existing

**Windows - description:**

Description of *existing* materials and finishes:

timber windows painted

Description of *proposed* materials and finishes:

Conservation type flush fitting velux to rear of roof

**Doors - description:**

Description of *existing* materials and finishes:

painted timber

Description of *proposed* materials and finishes:

painted timber

**Boundary treatments - description:**

Description of *existing* materials and finishes:

No changes to boundary treatment

Description of *proposed* materials and finishes:

No changes to boundary treatment

**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

**Others - description:**

Type of other material:

Description of *existing* materials and finishes:

existing external stair and balustrade metal with painted finish

Description of *proposed* materials and finishes:

new external stair and balustrade metal with painted finish

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:

6 Albert Hill Street LOFT & ENTRANCE EXTENSION
500 SCALE BLOCK PLAN 6 ALBERT HILL
1250 SCALE SITE PLAN 6 ALBERT HILL
DA statement 6 ALBERT HILL STREET loft & entrance extension

## 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 |
|---|---|---|---|

## 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

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

6 Albert Hill Street LOFT & ENTRANCE EXTENSION

## 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:

ground floor shop with first floor flat at first floor.

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

## 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 | 0 | 0 | 0 |
| Proposed employees | 0 | 0 | 0 |

## 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 | | | | | | | ☒ |

## 22. Site Area

What is the site area? 62.00 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:

N/ A

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

## 26. Certificates (Certificate A)

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

I 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 to which the application relates.

Title: Mr First name: Mark Surname: Thorley

Person role: Agent Declaration date: 24/12/2009 ☒ 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: Mark Surname: Thorley

Person role: Agent Declaration date: 24/12/2009 ☒ 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. ☒

Date 24/12/2009