MANCHESTER CITY COUNCIL

**Planning**
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# Application for Planning Permission and conservation area consent for demolition in a conservation area. 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: Bosun | Surname: Ajilowura

Company name: Evuna

Street address: Evuna Restaurant
277 - 279 Deansgate

Town/City: Liverpool
County: Lancashire
Country: England
Postcode: M3 4EW

| | 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: Miles | Surname: Pearson

Company name: Pearson

Street address: Flat 1a
2 Livingston Drive South
Aigburth

Town/City: Liverpool
County: Merseyside
Country: United Kingdom
Postcode: L17 4JJ

| | Country Code | National Number | Extension Number |
|---|---|---|---|
| Telephone number: | 0044 | 07775560388 | |
| Mobile number: | | | |
| Fax number: | | | |

Email address: milespearson@btinternet.com

## 3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

Change of Use application for the Ground floor and Basement of 79 Thomas Street, from current use (B1, Business and A2 Financial & Professional Services) to A3 use (Restaurant and Cafe) and A1 use for the specialist wine trade. Internal alterations, improved window treatments and minimal external alterations to 2 windows only.

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: 79 Suffix:

House name:

Street address: Thomas Street

Town/City: Manchester

County:

Postcode: M4 1LQ

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

Easting: 384480

Northing: 398554

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: Mr First name: David Surname: Roscoe

Reference: 79 Thomas Street

Date (DD/MM/YYYY): 26/01/2012 (Must be pre-application submission)

Details of the pre-application advice received:

In general there was encouragement about an independent, established and reputable restaurant setting up a second business within the Northern Quarter and the use was complimentary to the area- an area that has historically housed such independent businesses. Advice was given to make sure our refuse and extract details were in place and included within this submission.

## 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:

These are located in designated rooms in the basement area: this location and the refuse exit route are marked on the drawings

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

If Yes, please provide details:

Please refer the the waste management form. This can be found on page 44 of the pdf document entitled 'Evuna Planning Statements'

## 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. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

There is no proposed demolition works and the only external alterations are:
a: Improved window treatments as detailed on the elevation drawings
b: Minimal alterations to one window pane on Tib Street and one window to Carpenters Lane. These are essential alterations to allow air intake and extract to and from the kitchen. These are detailed within the application.

## 10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

**Windows - description:**

Description of *existing* materials and finishes:

Blue tinted film applied to the inside of the windows, presumably for privacy.

Description of *proposed* materials and finishes:

The timber framed windows on 79 Thomas Streetare to be maintained however, the blue reflectivefilm is to be replaced with a more fitting and tasteful white opaque treatment which will have inverted logos and lettering (clear as opposed to black text). A perfect example of this proposals on the above images- as is currently visible Evuna Deansgate. There will be no illuminated signage to any window. Please refer to the planning drawings and statements for more details.

**Doors - description:**

Description of *existing* materials and finishes:

Timber doors to corner of Thomas Street & Tib Street

Description of *proposed* materials and finishes:

Maintained

**Others - description:**

Type of other material: Ventilation

Description of *existing* materials and finishes:

This is to be located to the top pane of the rear window to Tib Street and the window to Carpenters Lane, within the existing timber windows.

Description of *proposed* materials and finishes:

As above, please refer to the planning drawings - large scale drawings on pages 037_01_P018; 037_01_P019 & 037_01_P020.

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:

Please refer to the attached drawings 037_01_P001 to 037_01_P022 and the file marked 'Evuna Planning Statements'

## 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 | 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 | | | |

## 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):

The existing toilets remain unaltered and these are marked on both the existing and proposed drawings.

## 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:

The current use of the site is a recently refurbished ground floor office and ancillary use to the basement floor, including existing toilets.

Is the site currently vacant? ◉ Yes ○ No

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

Prior to the aforementioned refurbishment, the ground floor and basement were occupied by the National Bank group.

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

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

## 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 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'.

## 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:

The trade waste we refer to is general kitchen waste with specific recycling bins for glass bottles, glass and paper. Please refer to the drawings and Waste Management Strategy within the planning statements for details.

## 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

| Use class/type of use | | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|---|---|---|---|---|---|
| A1 | Shops Net Tradable Area | 0.0 | 0.0 | 0.0 | 0.0 |
| A2 | Financial and professional services | 0.0 | 189.0 | 0.0 | -189.0 |
| A3 | Restaurants and cafes | 0.0 | 0.0 | 189.0 | 189.0 |
| A4 | Drinking estabishments | 0.0 | 0.0 | 0.0 | 0.0 |
| A5 | Hot food takeaways | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (a) | Office (other than A2) | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (b) | Research and development | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (c) | Light industrial | 0.0 | 0.0 | 0.0 | 0.0 |
| B2 | General industrial | 0.0 | 0.0 | 0.0 | 0.0 |
| B8 | Storage or distribution | 0.0 | 0.0 | 0.0 | 0.0 |
| C1 | Hotels and halls of residence | 0.0 | 0.0 | 0.0 | 0.0 |
| C2 | Residential institutions | 0.0 | 0.0 | 0.0 | 0.0 |
| D1 | Non-residential institutions | 0.0 | 0.0 | 0.0 | 0.0 |
| D2 | Assembly and leisure | 0.0 | 0.0 | 0.0 | 0.0 |
| Other | Please Specify | 0.0 | 0.0 | 0.0 | 0.0 |
| | Total | 0.0 | 189.0 | 189.0 | 0.0 |

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

| Use Class | Types of use | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|---|---|---|---|---|

## 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 | 5 | 5 | 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 | 07:00:00 | 00:00:00 | 07:00:00 | 00:00:00 | 08:00:00 | 22:00:00 | ☐ |
| A3 | 07:00:00 | 00:00:00 | 07:00:00 | 00:00:00 | 08:00:00 | 22:00:00 | ☐ |

## 22. Site Area

What is the site area? 00.01 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:

The proposal does contain details of the small kitchen space to the rear of the unit (to Carpenters Lane) and full details of the air intake and extract can be found in the planning drawings and detailed specifications (including product sheets) within the planning statements. Paragraph 9 within the planning statements and the product sheets appended to that document give full details of the proposed M&E equipment.

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 B)

**Certificate Of Ownership - Certificate B**
**Certificates under Article 12 – Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990**

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: Greg Ball<br>Number: 1 Suffix:<br>Street: Piccadilly Gardens<br>Locality: Manchester<br>Town: Manchester<br>Postcode: M1 1RG | 17/06/2012 |

Title: Mr First name: Miles Surname: Pearson

Person role: Agent Declaration date: 17/06/2012 ☒ Declaration made

## 26. 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

Title: Mr First Name: Miles Surname: Pearson

Person role: Agent Declaration date: 17/06/2012 ☒ 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 17/06/2012