MANCHESTER CITY COUNCIL

Planning

P O Box 463, Town Hall Extensio
Manchester M60 3N
Phone: 0161 234 4516 Fax: 0161 234 450
Email: planning@manchester.gov.u

086708

PART 1 Of The Planning Application

Application for Planning Permission and conservation area consent for demolition in a conservation area.
Town and Country Planning Act 1990

ublication of planning applications on council web sites
lease note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form nd 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as part of the application which falls within the definition of personal data under the Data Protection ct and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Mohammad | Surname: Jamil

Company name: Britannia Properties Ltd

Street address: 160-164 Wellington Road
Withington Road

Town/City: Manchester
County:
Country:
Postcode: M20 3FU

	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: | First Name: Robert | Surname: Innocent

Company name: IGL Surveying Ltd

Street address: 12 Greek Street

Town/City: Stockport
County: Cheshire
Country: England
Postcode: SK3 8AB

	Country Code	National Number	Extension Number
Telephone number:		01614766662	
Mobile number:			
Fax number:			

Email address: robert@iglsurveying.co.uk

3. Description of the Proposal

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

Take down existing two storey brick outriggers to rear existing units and build two storey extension to rear of 2 No A3 units at Nos 194-196 Burton Road, extending and combining the two units into larger unit for same use with existing living accommodation over and new customer toilets at first floor level.

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: 0 Suffix:

House name: 194 - 196

Street address: Burton Road

West Didsbury

Town/City: MANCHESTER

County:

Postcode: M20 1LH

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

Easting: 383977

Northing: 392275

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

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:

Rear external open yard area formed for waste recepticals/bins.

Have arrangements been made for the separate storage and collection of recyclable waste? ◉ Yes ○ No

If Yes, please provide details:

Bins will be provided for different types of household wastes.

8. Neighbour and Community Consultation

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

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ○ Yes ◉ No

10. Explanation for Proposed Demolition Work

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

Rear brickwork outriggers in poor condition and poor layout, extension allows greater flexibility in the internal use of space.

11. 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:

Existing stock brickwork to front elevation, common brickwork to rear elevations.

Description of *proposed* materials and finishes:

Existing front retained, existing common bricks to rear retained, cleaned and tobe reused to new rear extension.

Roof - description:

Description of *existing* materials and finishes:

Existing slated main pitched roof at second floor levels with flat felted roof over ground floor shop front.

Description of *proposed* materials and finishes:

slate retained to second floor, new flat felted roof to new rear extension and existing front flat roof areas.

11. Materials (continued)

Windows - description:

Description of *existing* materials and finishes:

aluminium and timber to existing ground floor shop fronts, with timber single glazed casement windows to both front and rear upper elevations.

Description of *proposed* materials and finishes:

New double glazed PVCu immitation sash windows to front and rear elevations, with patio type PVCu doors/windows to ground floor shop front to match No 198 Burton Road.

Doors - description:

Description of *existing* materials and finishes:

Timber and aluminium shop fronts with timber doors to rear.

Description of *proposed* materials and finishes:

PVCu double glazed shop front to match No 198 Burton Road, with timber reinforced door and frame to rear.

Boundary treatments - description:

Description of *existing* materials and finishes:

existing brick rear wall partly retained to act as bin store/screen.

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:

Existing and proposed floor plans, elevations and sections.

12. 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

13. 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

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

Existing common sewer to existing rear yard with new connections via new IC.

14. 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

15. 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

16. Existing Use

Please describe the current use of the site:

Ground floor A3 units with first floor living accomodation

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.

17. 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'

18. Trade Effluent

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

19. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

20. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? ◉ Yes ○ No ○ Unknown

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 internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A3	Restaurants and cafes	135.0	10.0	55.0	180.0
OTHER	Please specify	135.0	10.0	55.0	180.0
	Total	270.0	20.0	110.0	360.0

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

21. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	2	5	0
Proposed employees	4	7	0

22. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

22. Hours of Opening (continued)

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							☒
A2							☒
A3							☒
A4							☒
A5							☒
B1A							☒
B1B							☒
B1C							☒
B2							☒
B8							☒
C1							☒
C2							☒
C3							☒
D1							☒
D2							☒
Other							☒

23. Site Area

What is the site area? 190 sq.metres

24. 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:

Extension to existing A3 hot food estabilishments, new catering equipment to be connected up to existing air extraction equipement to rear of No 198 Burton Road

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

25. Hazardous Substances

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

26. 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

27. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate under Article 7 - Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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: Robert Surname: Innocent

Person role: Agent Declaration date: 19/05/2008 ☒ Declaration made

27. 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: ○

27. Certificates (Agricultural Holdings Certificate - continued)

Title: Mr | First Name: Robert | Surname: Innocent

Person role: Agent | Declaration date: 19/05/2008 | ☒ Declaration Made

28. Declaration

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

Date 19/05/2008