MANCHESTER CITY COUNCIL

Planning
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PO Box 532 Town Hall
Manchester M60 2LA

Application for Planning Permission and consent to display advertisement(s).
Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisement) Regulations 2007

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: | First name: | Surname:

Company name: Grosvenor Casinos Limited

Street address: Statesman House
Stafferton Way

Town/City: Maidenhead
County: Berkshire
Country: UK
Postcode: SL6 1AY

	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: Michael | Surname: Simon

Company name: Cadmium Design

Street address: 4B Lonsdale Road

Town/City: London
County:
Country: United Kingdom
Postcode: NW6 6RD

	Country Code	National Number	Extension Number
Telephone number:		02073280108	
Mobile number:			
Fax number:			

Email address: Michael@cadmiumdesign.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Internal alterations

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: 35 Suffix:

House name:

Street address: GEORGE STREET

Town/City: MANCHESTER

County:

Postcode: M1 4HQ

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

Easting: 384128

Northing: 397992

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

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

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. 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:

Stud walls with wallpaper finish; fully tiled on toilet cubicle divisions

Description of *proposed* materials and finishes:

Stud walls with wallpaper/painted finsih; tiling to toilet divisions to be replaced with compact laminate; new dispenses to have Altro Whiterock finish

Doors - description:

Description of *existing* materials and finishes:

cherry veneered, some glazed

Description of *proposed* materials and finishes:

cherry veneerd; new foyer door, cherry framed, fully glazed

Lighting - add description

Description of *existing* materials and finishes:

8 no. traditional lanterns and 9 no. uplighters

Description of *proposed* materials and finishes:

9 no. LED up/downlighters, ref. Tryka Module 12 IP67 with white narrow beam, upwards and blue wide beam, downwards

9. (Materials continued)

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:

4117-001-001 Existing Basement Plan
4117-002-001 Existing Ground Floor Plan
4117-102-004 Proposed Ground Floor Plan
4117-103-004 Proposed Basement Plan
12.02.07 PPS5 and Design Access Statement
G Casino George St - Signage rev1

10. 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			

11. 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

12. 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

13. 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

14. Existing Use

Please describe the current use of the site:

Casino

Is the site currently vacant? ○ Yes ◉ No

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

15. 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'.

16. Trade Effluent

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

17. Residential Units

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

18. All Types of Development: Non-residential Floorspace

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

19. 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

20. 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

21. Site Area

What is the site area? 450 sq.metres

22. 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

23. Hazardous Substances

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

24. Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s):

Removal of existing illuminated entrance signage and neon lighting; replace with new illuminated signage. Existing high level projecting sign to be re-finished and existing illuminated lettering to be replace with new.

How many of the following type of advertisements are you applying for?

Fascia sign(s) 1 Projecting or hanging sign(s) 3 Hoarding(s) 0 Other 1

Please describe:

Poster Frames

25. Location of Advertisement(s)

Is the advertisement(s) you are applying for already in place? ○ Yes ◉ No

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal? ◉ Yes ○ No ○ Not Applicable

If Yes to either or both above, please show the existing sign(s) on an elevation drawing or photograph and state the references for the drawing(s) or photograph(s).

4117-030-000 Existing External Elevation
4117-300-000 Proposed External Elevation
4117-301-000 Existing & Proposed Sections
G Casino George St - Signage

Will the proposed advertisement(s) project over a footpath or other public highway? ◉ Yes ○ No

26. Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From: 01/05/2012 To: 01/05/2017

27. Interest in the Land

Does the applicant own the land or buildings where the adverts are to be placed? ○ Yes ◉ No

If No, has the permission of the owner or any other person entitled to give permission for the display of an advertisement been obtained? ◉ Yes ○ No

28 (a). Details of Proposed Advertisement(s) - Fascia Sign

What is the height from the ground to the base of the advertisement (in metres)? 3.5 m

What is the maximum projection of the advertisement from face of building (in metres)? .85 m

What are the dimensions of the proposed advertisement? Height: .6 x Width: 2.3 x Depth: .85 metres

What materials will the sign be made of?

Stainless steel, opal acrylic

What is the maximum height of any of the individual letters and symbols (in centimetres)? 50 cm

The colour of text and background:

opal with stainless steel returns

Will the sign be illuminated? ◉ Yes ○ No

Will the sign be illuminated internally or externally? ◉ Internally ○ Externally

Illuminance Levels: 318 cd/m

Will the illumination be static or intermittent? ◉ Static ○ Intermittent

28 (b). Details of Proposed Advertisement(s) - Hanging Sign

What is the height from the ground to the base of the advertisement (in metres)? 2.6 m

What is the maximum projection of the advertisement from face of building (in metres)? .85 m

What are the dimensions of the proposed advertisement? Height: .83 x Width: .83 x Depth: .26 metres

What materials will the sign be made of?

stainless steel, acrylic, aluminium,

What is the maximum height of any of the individual letters and symbols (in centimetres)? 60 cm

The colour of text and background:

opal with black and stainless steel background

Will the sign be illuminated? (•) Yes ( ) No

Will the sign be illuminated internally or externally? (•) Internally ( ) Externally

Illuminance Levels: 318 cd/m

Will the illumination be static or intermittent? (•) Static ( ) Intermittent

28 (b). Details of Proposed Advertisement(s) - Hanging Sign

What is the height from the ground to the base of the advertisement (in metres)? 2.6 m

What is the maximum projection of the advertisement from face of building (in metres)? .85 m

What are the dimensions of the proposed advertisement? Height: .83 x Width: .83 x Depth: .26 metres

What materials will the sign be made of?

stainless steel, acrylic, aluminium

What is the maximum height of any of the individual letters and symbols (in centimetres)? 60 cm

The colour of text and background:

opal with black and stainless steel background

Will the sign be illuminated? (•) Yes ( ) No

Will the sign be illuminated internally or externally? (•) Internally ( ) Externally

Illuminance Levels: 318 cd/m

Will the illumination be static or intermittent? (•) Static ( ) Intermittent

28 (b). Details of Proposed Advertisement(s) - Hanging Sign

What is the height from the ground to the base of the advertisement (in metres)? 6.3 m

What is the maximum projection of the advertisement from face of building (in metres)? 1.3 m

What are the dimensions of the proposed advertisement? Height: 3.7 x Width: .9 x Depth: .26 metres

What materials will the sign be made of?

existing aluminium pan, acrylic, stainless steel

What is the maximum height of any of the individual letters and symbols (in centimetres)? 55 cm

The colour of text and background:

opal with black background

Will the sign be illuminated? (•) Yes ( ) No

Will the sign be illuminated internally or externally? (•) Internally ( ) Externally

Illuminance Levels: 318 cd/m

Will the illumination be static or intermittent? (•) Static ( ) Intermittent

28 (d). Details of Proposed Advertisement(s) - Other Sign

What is the height from the ground to the base of the advertisement (in metres)? 1.4 m

What is the maximum projection of the advertisement from face of building (in metres)? .04 m

What are the dimensions of the proposed advertisement? Height: .504 x Width: .381 x Depth: .04 metres

What materials will the sign be made of?

Stainless steel, acrylic

What is the maximum height of any of the individual letters and symbols (in centimetres)? 0 cm

The colour of text and background:

n/a

Will the sign be illuminated? (•) Yes ( ) No

Will the sign be illuminated internally or externally? (•) Internally ( ) Externally

Illuminance Levels: 318 cd/m

Will the illumination be static or intermittent? (•) Static ( ) Intermittent

29. 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

30. Certificates (Certificate B)

Certificate of Ownership - Certificate B
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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: Earth Properties Limited Number: Suffix: Street: Clive House, Old Brewery Mews Locality: Hampstead Town: London Postcode: NW3 1PZ	10/02/2012

Title: Mr First name: Michael Surname: Simon

Person role: Agent Declaration date: 10/02/2012 ☒ Declaration made

30. 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: Michael Surname: Simon

Person role: Agent Declaration date: 10/02/2012 ☒ Declaration Made

31. Declaration

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

Date 10/02/2012