MANCHESTER CITY COUNCIL
Planning
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PO Box 532 Town Hall
Manchester M60 2LA

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:	Mr	First Name:	Nigel	Surname:	Franklin

Company name:	CLS Care Services Ltd		
Street address:	Pepper House		
	Market street	Telephone number:	
		Mobile number:	
Town/City:	Nantwich	Fax number:	
Country:	United Kingdom	Email address:	
Postcode:	CW55DQ		

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

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Emma	Surname:	Tanti

Company name:	Pozzoni LLP		
Street address:	Woodville House		
	2 Woodville Road	Telephone number:	01619287848
		Mobile number:	
Town/City:	Altrincham	Fax number:	
Country:	United Kingdom	Email address:	
Postcode:	WA14 2FH		emma.tanti@pozzoni.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Installation of a standby temporary generator within the grounds of Belong Morris Feinmann, Didsbury. Generator to be housed within a timber enclosure, adjacent to the Barfield site entrance (off Spath Road). To be located next to the approved electricity kiosk (application reference: 110695/FO/2015/S2).

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:	178
Suffix:	
House name:	Belong Didsbury - Former Morris Feinmann Home
Street address:	Palatine Road
	Didsbury
Town/City:	MANCHESTER
Postcode:	M20 2YW

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

Easting:	383922
Northing:	391540

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: Mrs First name: Jennifer Surname: Connor

Reference: Telephone conversation

Date (DD/MM/YYYY): 01/08/2016 (Must be pre-application submission)

Details of the pre-application advice received:

Telephone conversation to discuss the proposals and to determine the correct application route. This was confirmed as a full planning application.

Subsequent telephone conversation with David Lawless on 17.08.2016 (case officer for the main building application) as to the proposals and to find out if there any specific requirements in terms of noise/acoustics were available.

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):

Doors - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Wooden close boarded double door to match timber walls.

Roof - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Dark grey asphalt shingles, or similar.

Walls - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Timber shed enclosure. The walls on 3 sides will consist of close boarded panelling. The wall to the south of the shed (facing Spath Road) will have hit and miss panelling to allow for adequate natural ventilation.

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:

P3462 - 200 Revision Q Proposed Site Plan
P3462 - 905 - Standby Generator Enclosure
D00121-M-T85-GA – Generator GA
Shenton Group (Powerhouse Series PHG220Do) Technical Data Sheet
P3462 - 001A Site Location Plan
4661-06 Standby Generator Design & Access Statement

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

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

12. Assessment of Flood Risk

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:

The site is currently under development. The site was formerly occupied by the Morris Feinmann Care Home. This has been demolished and construction is underway to build a four storey 87 unit care home (72 one bed care units, 13 one or two bed Extra Care apartments, 2 guest bedrooms), along with communal facilities and associated landscaping and car parking. Planning Application Reference: 105955/FO/2014/S2.

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 design, demolition and 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

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

17. Residential Units

Proposed Key Worker Housing Total

Existing Key Worker Housing Total

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

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area? 4.00 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:

The proposal is for the installation of a standby electricity generator, to be used in the event of a power cut. It is required to reduce the risk to extremely vulnerable residents, some of whom are living with dementia within the care home.
The proposed generator is a Shenton Group Powerhouse Series diesel powered PHG220Do model (standby 220KVA prime 200KVA). Acoustically, when in operation the generator emits a noise level of 70dBa at 7m. The dimensions of the generator are 3300mm(L) x 1100mm(W) x 1642(H), and the machine is equipped with a standard acoustic canopy which is weatherproofed.
The proposed standby generator would be required for very infrequent emergency use only, in the event of a power failure.The generator requires regular testing, according to the manufacturer's guidelines, this is for approximately half an hour on a monthly basis. The generator will need to have the diesel tank to be refilled occasionally. This will be carried out by a delivery van which will refuelling the generator tank in situ on site.

The generator will be housed within a timber shed style enclosure within the gardens of the site to minimise the visual impact. This will have double access doors in one elevation, and hit and miss panelling on the southern façade to provide natural ventilation to the machinery.

At their other care homes, the client has experienced rare power cuts occasionally, and at some sites this have never happened yet.

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

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

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

A. Toxic substances Amount held on site Tonne(s)

B. Highly reactive/explosive substances Amount held on site Tonne(s)

23. Hazardous Substances

C. Flammable substances (unless specifically named in parts A and B) | Amount held on site

		Tonne(s)

24. 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 (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act)*.

Title: Mrs | First name: Emma | Surname: Tanti

Person role: AGENT | Declaration date: 01/09/2016 | ☑ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑ Date 20/09/2016