MANCHESTER CITY COUNCIL

Planning
Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Planning Permission and listed building consent for alterations, extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) 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: Feroz | Surname: Patel

Company name: Bukhara Manchester

Street address: 107 Cheetham Hill Road

Town/City: Manchester

County:

Country: United Kingdom

Postcode: M88PY

	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: Miss | First Name: Elizabeth | Surname: Mullett

Company name: DV8 Designs Ltd

Street address: Lovell House The Quadrant
Birchwood Park

Town/City: Warrington

County: Cheshire

Country: United Kingdom

Postcode: WA3 6FW

	Country Code	National Number	Extension Number
Telephone number:		01925 850288	
Mobile number:			
Fax number:			

Email address: lizzie@dv8-designs.co.uk

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Internal alterations consisting of mostly decoration work. Additional stud walls and drainage to add toilets on the ground floor, stud wall and doors to be added at basement level and first floor levels. Intrusive works consist of new disabled platform lift to be put in place from the ground to first floor level to create access and additional external cold store to rear of building to create kitchen space.

Has the development or work(s) already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 107 Suffix:

House name:

Street address: Cheetham Hill Road

Town/City: Manchester

County: Manchester

Postcode: M8 8PY

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

Easting: 384165

Northing: 399704

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: Paul Surname: Mason

Reference:

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

Details of the pre-application advice received:

Completed an informal onsite meeting, of a discussion of areas that will be affected by the proposed scheme.
Advice was to keep as much of the structure as possible and to address areas that we are affecting with reasonable explanation for their location or need. For example, the lift access, it is noted that there is currently no upper level access for disabled people, but try to remove as little of the existing structure in order to make space for this.

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. Demolition

Does the proposal include total or partial demolition of a listed building? (●) Yes ( ) No

Which of the following does the proposal involve?

a) Total demolition of the listed building ( ) Yes (●) No

b) Demolition of a building within the curtilage of the listed building ( ) Yes (●) No

c) Demolition of a part of the listed building ( ) Yes (●) No

Please describe the building or part of the building you are proposing to demolish:

The proposal includes the removal of;
*a section of flooring from ground to first floor to allow for the installation of an disabled access lift. This will also require some removal of flooring to allow for ground floor plate to support the lift.
*four existing laminated doors on the ground floor that lead to the central staircase to be removed and replaced with windows, to allow for more seating for the restaurant.
*Removal of a window to replace for a door to the rear of the property to extend for a kitchen cold store, as their is insufficient space for catering for the ground and first floor.

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

Please see detail above with reasoning for each removal.

10. Listed building alterations

Do the proposed works include alterations to a listed building? (●) Yes ( ) No

If Yes, will there be works to the interior of the building? (●) Yes ( ) No

Will there be works to the exterior of the building? (●) Yes ( ) No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? (●) Yes ( ) No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? (●) Yes ( ) No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

1564 - 100A Existing Basement & Ground Floor Plan
1564 - 101A Existing First Floor and Mezzanine Plan
1564 - 103D Proposed Basement & GF Plans
1564 - 105D Proposed FF & Mezzanine Plan
1564 - 201 Existing & Proposed Rear Elevation
1564 - 01 Photo Montage
1564 - 02 Photo Montage
1564 - 03 Photo Montage

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? ( ) Don't know ( ) Grade I ( ) Grade II* (●) Grade II

Is it an ecclesiastical building? ( ) Don't know ( ) Yes (●) No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ( ) Yes (●) No

13. 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	14	14	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			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

14. Materials (continued)

Windows - add description

Description of *existing* materials and finishes:

Timber framed single glazed

Description of *proposed* materials and finishes:

Timber framed single glazed

Internal walls - add description

Description of *existing* materials and finishes:

Mix of red brick with plaster and paint finish, and stud walls (plaster finish)

Description of *proposed* materials and finishes:

Stud Partitions with plaster and paint finish

Floors - add description

Description of *existing* materials and finishes:

Internal tiles and timber floor finish

Description of *proposed* materials and finishes:

Proposed materials for finishes Timber flooring and tiles.

Internal doors - add description

Description of *existing* materials and finishes:

Timber Laminated doors with vision panels (in ground floor lobby area)

Description of *proposed* materials and finishes:

Replaced with timber framed windows (in ground floor lobby)
New Laminated doors in other areas

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Lighting - add description

Description of *existing* materials and finishes:

Recessed spotlights & Wall lights

Description of *proposed* materials and finishes:

Pendants and wall lights

Others - add description

Other

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted drawings or plans? (•) Yes ( ) No

If Yes, please state plan(s)/drawing(s) references:

107 Cheetham Hill Road (Lift information)
01 01 MC2000 Builders Work Electrical Requirements - Generic - 1250mm wide(Lift information)
MC2000 Mini Brochure(Lift information)

15. 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

16. 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

17. 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

18. Existing Use

Please describe the current use of the site:

The site is currently vacant

Is the site currently vacant? ◉ Yes ○ No

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

The site's previous use was an Indian restaurant with function space. The site has changed tenants and the restaurant is currently closed awaiting for re-design.
The affected areas of disruption are; the structural walls surrounding the main staircase in the middle of the building, a doorway is being opened up for disabled access lift; and the rear, to the kitchen side, a window is being removed to be replaced for a door to allow an extension for a cold store.

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

19. 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'.

20. Trade Effluent

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

21. Residential Units

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

22. All Types of Development: Non-residential Floorspace

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

23. 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

24. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) 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							☒
A2							☒
A3							☒
A4							☒
A5							☒
B1A							☒
B1B							☒
B1C							☒
B2							☒
B8							☒
C1							☒
C2							☒
D1							☒
D2							☒
Other							☒

25. Site Area

What is the site area? 361.85 sq.metres

26. 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:

All existing A/C and ventilation is to remain.
It is proposed to add an additional extraction fan on the right hand side of the ground floor area of the building over the new counter area. This will connect to existing extraction system.
It is also proposed that the new external cold stores will have necessary ventilation and cool systems to the external face.

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

27. Hazardous Substances

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

28. 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

29. Certificates (Certificate B)

Certificate Of Ownership - Certificate B
Certificates under Article 14 – Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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)* and/or agricultural tenant *("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990)* of any part of the land or building to which this application relates.

29. Certificates (Certificate B - continued)

Owner/Agricultural Tenant	Date notice served
Name: Mr Munib Ahmed Number: 105 Suffix: House name: Street: Cheetham Hill Road Locality: Town: Manchester Postcode: M88PY	08/01/2016
Name: Number: Suffix: House name: Street: Locality: Town: Postcode:	
Name: Number: Suffix: House name: Street: Locality: Town: Postcode:	
Name: Number: Suffix: House name: Street: Locality: Town: Postcode:	
Name: Number: Suffix: House name: Street: Locality: Town: Postcode:	

Title: Mr First name: Feroz Surname: Patel

Person role: Applicant Declaration date: 11/01/2016 ☒ Declaration made

30. 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 29/01/2016