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 for relevant demolition of an unlisted building 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: Ms | First name: rachael | Surname: turner

Company name: madlab

Street address: 36-40 edge street

Town/City:

County: manchester

Country: United Kingdom

Postcode: m4 1hn

	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: charlie | Surname: baker

Company name: red

Street address: 3 corkland road

Town/City: manchester

County: Greater Manchester (Met County)

Country: United Kingdom

Postcode: m21 8up

	Country Code	National Number	Extension Number
Telephone number:		07976793795	
Mobile number:			
Fax number:			

Email address: charlie@red.coop

3. Description of the Proposal

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

Removal of roller shutters, existing timber and uPVC doors and windows. New triple glazed timber windows to upper floors. To ground floor: new insulated part glazed timber doors behind sliding shutters made of galvanised steel and toughened, laminated glass sliding; new recessed timber front door with sliding display shutter adjacent window to new internal stairs.

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: 36 Suffix:

House name:

Street address: Edge Street

Town/City: Manchester

County:

Postcode: M4 1HN

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

Easting: 384413

Northing: 398632

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: Ms First name: Angela Surname: Leckie

Reference: madlab, meeting on site

Date (DD/MM/YYYY): 13/09/2013 (Must be pre-application submission)

Details of the pre-application advice received:

Initially, concerns were expressed about the suitability of the proposals to the area and acceptability of them to the Highways Authority. Following meetings on site with both, the Highways representative accepted that the minimal nature of the proposal meant it would be acceptable. In terms of development control the outcome of the meeting was logic of the proposals was accepted and an application was invited on that basis.

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. Explanation for Proposed Demolition Work

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

None of the building structure will be touched, only recent additions are being removed. This is to expose as much of the original building as possible and allow a ore respectful revealing replacement that will also allow 3rd party cabling to be relocated out of sight.

10. Materials

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

10. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

Brick, with untreated street beams over the ground floor openings, painted timber panels beneath windows

Description of *proposed* materials and finishes:

Only approx 2sqm of wall added finished in weathered, lacquered mild steel

Roof - description:

Description of *existing* materials and finishes:

Slate

Description of *proposed* materials and finishes:

no works proposed

Windows - description:

Description of *existing* materials and finishes:

Softwood and uPVC

Description of *proposed* materials and finishes:

Factory spray applied paint to upper floor windows, frameless windows around new stair case next to entrance door

Doors - description:

Description of *existing* materials and finishes:

wooden, some glazed, uPVC - part glazed

Description of *proposed* materials and finishes:

Oiled European Redwood

Boundary treatments - description:

Description of *existing* materials and finishes:

steel roller shutter in external boxes and rails

Description of *proposed* materials and finishes:

sliding galvanised steel and glass shutters

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:

20140421 proposal v5-ga01 context.pdf,
20140421 proposal v5-ga02 as extg.pdf
20140421 proposal v5-ga03 as prop.pdf
20140421 proposal v5-ga04 prop ground floor plan.pdf
20140421 proposal v5-sk01 DAS.pdf
20140421 proposal v5-sk02 shutter positions.pdf
20140421 proposal v5-sk03 elevation & shutter detail
20140421 proposal v5-sk04 glazing options

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

no works proposed

Are you proposing to connect to the existing drainage system? ( ) Yes ( ) No ( ) Unknown

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:

Offices and training/meeting space

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

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 design, demolition and construction - Recommendations'.

17. Trade Effluent

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

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

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	3	2	0
Proposed employees	3	3	0

21. 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							☒

22. Site Area

What is the site area? 150 sq.metres

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:

Office activities, training, meetings.

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
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)* 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.

26. Certificates (Certificate B - continued)

Owner/Agricultural Tenant	Date notice served
Name: Agecroft Investment Co Ltd Number: 17 Suffix: Street: london road Locality: Town: alderley edge Postcode: SK9 7JT	14/04/2014

Title: Mr First name: charlie Surname: baker

Person role: Agent Declaration date: 22/04/2101 ☒ 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. 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 22/04/2104