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: Robert | Surname: Storton

Company name: Hamilton (Building Contractors) Ltd

Street address: Commerce Court, Challenge Way, Cutler Heights Lane
Town/City: Bradford
County: West Yorkshire
Country: UK
Postcode: BD4 8NW

	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: Stephen | Surname: Walker

Company name: SFW Property

Street address: 9 The Court, Ashfield Road, Nab Wood
Town/City: Shipley
County: West Yorkshire
Country: United Kingdom
Postcode: BD18 4LF

	Country Code	National Number	Extension Number
Telephone number:		07912 294909	
Mobile number:			
Fax number:			

Email address: sfwproperty@googlemail.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

Provision and installation of energy efficiency and carbon reduction External Wall Insulation (EWI) to domestic properties (existing terraced dwellings) including all associated enabling and finishing works.

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: Suffix:

House name: 2-72

Street address: Sandown Street

Town/City: Manchester

County:

Postcode: M18 8SB

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

Easting: 389454

Northing: 396702

Description:

All properties on Sandown Street

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: Carl Surname: Glennon

Reference: Various emails and telephone conversations

Date (DD/MM/YYYY): 14/10/2013 (Must be pre-application submission)

Details of the pre-application advice received:

Dear Sir,
Thank you for your email of 3rd October 2013.
I have had the opportunity to discuss its content with my manager Derek Jones and I am now in a position to provide the following comments:
1. Application forms
A householder application will only be accepted where the installation of external insulation relates to a single dwellinghouse with the works contained within its curtilage. However, in this case the application relates to a series of properties spanning individual boundaries. In such circumstances, it will be necessary for full applications to be submitted.
2. Processing fees
The fee of £339 will be required for each application relating to more than two properties.
3. Notices
I should be grateful if you would please confirm the date that Notice No 1 was served on the identified properties.
4. Archetypes.
It is recognised that the composition of the rear elevations of individual houses may differ, particularly with regard to the positioning of outriggers and extensions. However, without the provision of such details it will be difficult to assess the impact of the proposed works. This information will also be required to inform the neighbour notification process. It is considered that the most effective way to demonstrate the potential visual impact of the development would be to provide individual drawings of the respective rear elevations. However, if you feeling that this information can be effectively represented through a single or series of rear archetypes, as suggested in your email, please provide these details so that they can be assessed.
For the purpose of clarity it id considered that installation of insulation to rear elevations is not permitted by the GPDO, as:
i. The application has not demonstrated that the insulation materials are of a similar appearance to those used in the construction of the existing exterior of the existing dwellinghouse;
ii. The installation would potentially span across boundaries and affected properties that are outside the ownership of the housing association for whom the application has been submitted.
With regard the presentation of gable elevations, it is considered that the potential appearance of these external walls, as a result of the installation of the insulation, needs to be supported with sufficient information to allow the impact of the proposed works to be assessed by the lpa and any other party. Details of the appearance of the proposed gable elevations should be submitted as part of each application through the provision of archetypical details.
I hope that the above is helpful. Please contact me if you wish to discuss the above further.
Regards,
Carl Glennon
Planner,
Development Management North

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:

Facing brickwork. Some properties as original, some properties over-painted, some properties with differential decorative cladding.
Properties generally comprise planar street fronting elevations, or planar street fronting elevations with:
-Single or two storey expressed bays with either splay returns or square returns.
-Minor porch extensions or infills at entrance reveals.
-Single storey bay windows with continuous lean-to roofs over bays and entrances.
Properties have varying types of inbuilt string courses in either matching brick/terracotta or contrasting brick/terracotta

Description of *proposed* materials and finishes:

100 mm nominal External Wall Insulation system (Epsitherm) manufactured by Wetherby Building Services comprising 90mm fire retardant EPS insulant boards,with 1.5mm type K Heck Silicone surface finish colour reference 5040Y70R.
Window and door heads to be expressed, and window cills all to be finished in silicone render colour black, or painted black as appropriate to location.
Top render trims to be set below decorative eaves corbels and terracotta tiling.

Roof - description:

Description of *existing* materials and finishes:

Various, predominantly natural blue slate. Some properties grey cement interlocking tiles.
Properties are arranged in groups which generally step and follow changes in road levels resulting in stepped appearance to roof lines in varying locations and positions.
Chimney stacks in facing brickwork with various clay and metal chimney pots.

Description of *proposed* materials and finishes:

No changes proposed

Windows - description:

Description of *existing* materials and finishes:

Various materials as appropriate to location and individual resident upgrades since construction. Some timber, painted; some white system uPVC; some coloured uPVC; some painted metal frame.
Many properties have varying styles of doors and windows within similarly sized and located openings.

Description of *proposed* materials and finishes:

No changes to frames or glazing. Cill extensions and end caps to be fitted, to match existing frame colours as far as possible.

Doors - description:

Description of *existing* materials and finishes:

Various materials as appropriate to location and individual resident upgrades since construction. Some timber, painted; some white system uPVC; some painted metal.
Various patterns of glazing.

Description of *proposed* materials and finishes:

No changes proposed

Boundary treatments - description:

Description of *existing* materials and finishes:

Various brickwork, timber and metal fence/railing buffer garden walls. Some metal railing and/or timber fence over stub buffer walls. Some dwarf hedges and shrubs to cross-boundary lines

Description of *proposed* materials and finishes:

Cut back boundary walls, fences and hedges where walls abut proposed EWI installations, retain, refix, and repair as required.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

No vehicle hardstandings due to format of properties and lack of access to highways. Garden surfacing and access paths within curtilages as appropriate to location including tamped/ribbed concrete, rolled macadam, brick or stone paviors, gravel.

Description of *proposed* materials and finishes:

No changes proposed

Lighting - add description

Description of *existing* materials and finishes:

Various styles of domestic decorative and security functional lighting.

Description of *proposed* materials and finishes:

No changes proposed other than relocation from existing wall face on to new render face approx 100mm in front of existing location.

9. (Materials continued)

Others - description:

Type of other material: Pipework and Ancillary Fixtures

Description of *existing* materials and finishes:

Existing soil stacks and rainwater stacks, and gutters in various materials including asbestos cement, plastic, metal, and timber.
Satellite dishes metal and composite plastic.
Various fixtures by residents.

Description of *proposed* materials and finishes:

Asbestos cement pipework/gutters to be replaced with plastic, black. Other stacks and rainwater goods to be removed, retained and subsequently replaced in front of new EWI installation, in similar positions.
Satellite dishes to be removed and relocated to new positions on faces of EWI installation (service to be maintained by temporary relocation)
Residents various fixtures to be removed, retained and replaced in similar position on EWI installation.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ○ Yes ◉ No

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	Not applicable, no development or additional floor area created by EWI installation		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

☐ Mains sewer ☐ Package treatment plant ☐ Unknown ☐
☐ Septic tank ☐ Cess pit ☐

Other

N/A no change to existing other than minor relocation (100mm) of soil stack to new face of EWI, all within curtilage of existing dwelling

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:

Residential Dwellings

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

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? 80.00 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:

Not applicable

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

23. Hazardous Substances

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

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 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.

Owner/Agricultural Tenant	Date notice served
Name: Manchester Council. Mr I Graham. Nieghbourhood Highways manager. Number: Suffix: Street: Email service to: i.graham@manchester.gov.uk Locality: Town: Postcode:	04/11/2013
Name: Adactus Housing Association Number: Suffix: Street: Email Service to: Jamie.Weston@adactushousing.co.uk Locality: Town: Postcode:	04/11/2013
Name: Private Residential Occupiers Number: Suffix: Street: Hand delivered to all addresses on street by HBC TLO's Locality: Town: Postcode:	24/10/2013

Title: Mr First name: Stephen Surname: Walker

Person role: Agent Declaration date: 04/11/2013 ☒ 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 04/11/2013