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: Mrs | First name: Rehana | Surname: Kauser

Company name:

Street address: 1 Lorna Grove
Gatley

Town/City: Stockport
County: Cheshire
Country: United Kingdom
Postcode: SK8 4EA

	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: Mohammed | Surname: Ishfaq

Company name:

Street address: 37 Sudbury Drive
Heald Green

Town/City: Stockport
County: Cheshire
Country: United Kingdom
Postcode: SK8 3BT

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:	07	817086944	
Fax number:			

Email address:

3. Description of the Proposal

Please describe the proposed development including any change of use:

I am requesting change of use for the outlined area of the site to be changed from a "B8 Storage or distribution" to a "B2 General industrial" for it to be used as a vehicale repair garage and a car sales forecourt as outlined on the supplied drawings.

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: 200 Suffix:

House name:

Street address: Waterloo Road

Town/City: Manchester

County:

Postcode: M8 8AE

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

Easting: 383814

Northing: 400391

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

If Yes, please provide details:

A designated area for general and recyclable waste store has been allocated from which an appropriate waste removal service will remove collated general and recyclable waste. Other waste from the works carried out in the garade will be stored internally for future use, i.e. car parts etc.
Please see Proposed Floor Plan

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

If Yes, please provide details:

A designated area for general and recyclable waste store has been allocated from which an appropriate waste removal service will remove collated general and recyclable waste. Other waste from the works carried out in the garade will be stored internally for future use, i.e. car parts etc.
Please see Proposed Floor Plan

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:

Block walling with aluminium cladding up to roof externally, interior walls are bare block walls.

Description of *proposed* materials and finishes:

block walling internally, exterior to remain as it is.

Roof - description:

Description of *existing* materials and finishes:

steel frame hipped roof, with corrogated plastic and fiber glass sheeting

Description of *proposed* materials and finishes:

roof to remain as it is, no changes made.

9. (Materials continued)

Windows - description:

Description of *existing* materials and finishes:

current site does not have window opening in the area I will be leasing.

Description of *proposed* materials and finishes:

to remain as it currently is.

Doors - description:

Description of *existing* materials and finishes:

single fire exit door

Description of *proposed* materials and finishes:

fire exit door to remain as it is, a new double door to be inserted for customer and staff access, a new vehicle rolling shutter door to be inserted as specified on the drawings for access to the garage work area.

Boundary treatments - description:

Description of *existing* materials and finishes:

metal safety fence at the front of the site with swing gate

Description of *proposed* materials and finishes:

front fence and boundary to remain as it is.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

vehicle access from the front and rear of the site, however only the front access is of use to me as the rear access does not clearly connect with my leased zone at the front. Tarmac ground treatment

Description of *proposed* materials and finishes:

access and hard standing to remain as it is.

Lighting - add description

Description of *existing* materials and finishes:

internal tube lighting from a suspended frame which holds electic cabaling above head height

Description of *proposed* materials and finishes:

lighting to remain as it is with addition and replacement of broken tube lights.

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:

Proposed East elevation contains information regarding signage treatment.

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	200	200	0
Light goods vehicles/public carrier vehicles	2	2	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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Please see Proposed Floor Plan for location of existing drainage and sewage pipe to which new pipe work will connect.

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:

The site currently falls under class B8 and is used for storage, while the site is currently vacant the owner is in the process of dividing the interal of the storage unit into separate units and letting each out individually. The area I will be leasing is vacant but under class B8.

Is the site currently vacant? ◉ Yes ○ No

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

The site was previously used as dry storage space.

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

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

excess car paint which is deposited onto sheeting during the spray painting process is gathered and disposed off into the industrial waste bin, other chemicals such as car engine oil and other such items are used during the repair process, however canisters where possible will be recycled in the allocated recycle bin located in the waste collation zone to be collected or placed into the industrial waste collation for collection.

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

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking estabishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	514.0	514.0
B8	Storage or distribution	514.0	514.0	0.0	-514.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	514.0	514.0	514.0	0.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

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	2	0	0

20. 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
B2	09:00:00	18:00:00	09:00:00	17:00:00	11:00:00	17:00:00	☐

21. Site Area

What is the site area? 1,616 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 site will be use for vehicle repairs, including but not limited to car repairs to engine, electricals and also body work repair including paint work restoration and respraying. Two vehicle ramps will be installed as outlined in the supplied Proposed Floor Plan, a paint over which is used for respraying and baking the vehicle paint will be installed by professionals with an extractor fan through the enclosed space out through the roof.

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):

A 4m by 1.4m flat matt sign will be placed above the access shutter and a 2.6m by 0.6m sign will be placed above the customer reception space. A sign directing customers to the reception space will be placed alongside the entrance door. The signs will be flat prints with no back lighting or projection. Each sign will have the company name and logo with other basic contact information.

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

Fascia sign(s) 2 Projecting or hanging sign(s) 0 Hoarding(s) 0 Other 0

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

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: 29/05/2014 To: 31/07/2019

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)? 2.500 m

What is the maximum projection of the advertisement from face of building (in metres)? 0.200 m

What are the dimensions of the proposed advertisement? Height: 2.600 x Width: 0.600 x Depth: 0.500 metres

What materials will the sign be made of?

Waterproof polymer to avoid collapse or damage due to rain and other weather.

What is the maximum height of any of the individual letters and symbols (in centimetres)? 55.000 cm

The colour of text and background:

Proposed to be black text and white background

Will the sign be illuminated? ○ 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)? 4.050 m

What is the maximum projection of the advertisement from face of building (in metres)? 0.200 m

What are the dimensions of the proposed advertisement? Height: 1.400 x Width: 4.200 x Depth: 0.100 metres

What materials will the sign be made of?

Waterproof polymer to avoid collapse or damage due to rain and other weather.

What is the maximum height of any of the individual letters and symbols (in centimetres)? 1350.000 cm

The colour of text and background:

Proposed to be black text and white background

Will the sign be illuminated? ○ Yes ◉ No

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)* 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: David Number: 147 Suffix: House name: Street: 147 Great Ducie Street Locality: Town: Postcode: M3 1FB	01/05/2014

Title: Mr First name: Mohammed Surname: Ishfaq

Person role: Agent Declaration date: 29/05/2014 ☒ 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. 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 29/05/2014