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: Edward | Surname: Wootton

Company name: Galliford Try Construction Ltd

Street address: Crab Lane, Fearnhead

Town/City: Warrington

County: Cheshire

Country:

Postcode: WA02 0XR

	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: David | Surname: Tye

Company name: Paul Butler Associates Ltd

Street address: 31 Blackfriars Road

Town/City: Salford

County: Manchester

Country: United Kingdom

Postcode: M3 7AQ

	Country Code	National Number	Extension Number
Telephone number:		0161 835 3530	
Mobile number:			
Fax number:			

Email address: dave@paulbutlerassociates.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Erection of a terrace of 13 new residential dwellings with associated residential curtilages, access road and landscaping.

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:

Street address: Land at Upper Brook Street

Town/City: Manchester

County: Greater Manchester

Postcode:

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

Easting: 384988

Northing: 396614

Description:

Land at Upper Brook Street located between Watkin Close and Upper Brook 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: Mrs First name: Jeni Surname: Regan

Reference: Meeting and Telephone Conversations

Date (DD/MM/YYYY): 12/02/2014 (Must be pre-application submission)

Details of the pre-application advice received:

The scope and nature of the application was discussed with Jeni Regan during a pre-application meeting in January 2014 at the Town Hall. Application validation requirements were discussed and agreed subsequently with Jeni Regan by telephone on 12th February 2014.

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Proposed Site Plan 7550(04)001 Rev A
Proposed Site Plan 7550(04)002 Rev A

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:

Provision for wheeled bin storage is provided within the curtilage of each dwelling.

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

Provision for recyclable bin storage is provided within the curtilage of each dwelling.

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:

N/a

Description of *proposed* materials and finishes:

Brickwork multi-coloured - NBS - F10/110
Render system - NBS - M21/210
Vertical clay cladding tile system - Tilebrick NBS - H20/150
Ext grade high pressure laminate cladding board - NBS - H20/150

Roof - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

Concrete Tiled dual/mono pitch roof - NBS - H65/120

Windows - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

UPVc Windows - NBS - L10/350
Roof windows - NBS - L10/480

Doors - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

Timber/ UPVc entrance doors - NBS - L20/215
Fully glazed double/single doors - NBS - L10/350

Boundary treatments - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

Various - refer to landscaping plan

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

Vehicular grade bitmac in black.

Lighting - add description

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

Building mounted only (no floodlighting columns).

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 Terrace Elevations 7550(05)10 Rev B

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	13	13
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			

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):

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 application site land is awaiting redevelopment. It is presently set out as amenity grassland and is not used for a specific purpose.

Is the site currently vacant? ◉ Yes ○ No

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

The land was formerly an area of perimeter landscaping associated with the Brunswick Estate. The application site is awaiting redevelopment and has the benefit of an existing planning permission (No. 101664/FO/2013/N2) which permits the construction of a terrace of 13 new residential dwellings with associated residential curtilages and a new access road on the land.

When did this use end (if known) (DD/MM/YYYY)? 18/02/2013

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
Houses			5	8	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 13

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 0

Overall Residential Unit Totals

Total proposed residential units	13
Total existing residential units	0

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		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area? 00.25 hectares

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:

N/a

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 City Council Number: Suffix: Street: Head of Corporate Property Locality: Town: Manchester Postcode: M60 2LA	07/03/2014

Title: Mr First name: David Surname: Tye

Person role: Agent Declaration date: 07/03/2014 ☒ 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 07/03/2014