MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
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PO Box 532 Town Hall
Manchester M60 2LA

Application for Planning Permission; Consent to Display an Advertisement(s)

Town and Country Planning Act 1990 (as amended); Town and Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 453

Suffix:

Property Name:

Address Line 1: Wilmslow Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M20 4AN

Description of site location must be completed if postcode is not known:

Easting (x): 384967

Northing (y): 393083

Description:

Applicant Details

Name/Company

Title

MR

First name

M HADI

Surname

BARMAN

Company Name

BAREL ARCHITECTURE LTD

Address

Address line 1

Level One, Basecamp Liverpool

Address line 2

49 Jamaica Street

Address line 3

Town/City

Liverpool

County

Merseyside

Country

England

Postcode

L1 0AH

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

M Hadi

Surname

Barman

Company Name

Barel Architecture Ltd.

Address

Address line 1

Level One, Basecamp Liverpool

Address line 2

49 Jamaica Street

Address line 3

Town/City

Liverpool

County

Country

Postcode

L1 0AH

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Site Area

What is the measurement of the site area? (numeric characters only).

150.79

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use

Proposed development involves the refurbishment of the existing commercial unit, including alterations to the front elevation. Works include infilling of first-floor windows to create a uniform front wall, the introduction of a new arched entrance at ground floor level, and installation of an external signage panel. A kitchen extract flue will also be installed to the rear. The property will be operated as a traditional café. No significant structural alterations are proposed other than a minor internal supporting column. External materials will be updated with a sand-coloured render to better reflect the surrounding area.

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

The site is currently vacant. It was most recently used as a bank

Is the site currently vacant?

- [x] Yes
- [ ] No

If Yes, please describe the last use of the site

It was most recently used as a bank

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
- [x] No

Land where contamination is suspected for all or part of the site

- [ ] Yes
- [x] No

A proposed use that would be particularly vulnerable to the presence of contamination

- [ ] Yes
- [x] No

Materials

Does the proposed development require any materials to be used externally?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Walls

Existing materials and finishes:
The existing front elevation is finished in a smooth white render.

Proposed materials and finishes:
The front elevation will be finished in a sand-coloured render, applied in a smooth finish. The proposed colour is a warm, natural beige tone, intended to complement the surrounding buildings within the Conservation Area. Final material to be confirmed on site but will be in keeping with the local character.

Type:
Windows

Existing materials and finishes:
The front elevation currently includes two single-glazed windows on the first floor. At ground level, there is a fully glazed shopfront with a central entrance door, framed in aluminium.

Proposed materials and finishes:
The first-floor windows will be removed and the openings will be infilled with blockwork and finished with sand-coloured render to match the rest of the elevation, creating a continuous upper wall. At ground floor level, the existing glazed shopfront and entrance will be replaced with a new glazed door and window assembly, set within a rounded arch opening. The new glazing will be framed in slim, powder-coated aluminium in a dark finish to provide a modern yet discreet appearance in keeping with the traditional character of the area.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Existing and Proposed Floor Plans

Existing and Proposed Elevations

Location Plan and Site Plan

Design and Access Statement

Signage Details (where applicable)

Photographs of the Site

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- [ ] Yes
- [x] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] 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

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

◯ Yes
⊘ No

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 the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The 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'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

◯ Yes
⊘ No

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

☑ Existing water course

☐ Soakaway

☐ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

◯ Yes
⊘ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in The Environment Act 2021: "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

You can use our partner's free online tool to determine if you are exempt and to produce detailed reasons

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:
Development subject to the de minimis exemption (development below the threshold)

What best describes the size of your site?:
Over 25 square metres

Please justify the reason why biodiversity net gain does not apply:
The proposed development qualifies for the de minimis exemption under the Biodiversity Net Gain regulations. The entire site is hard surfaced and occupied by an existing commercial building. There are no soft landscaping areas, no trees, no vegetation, and no natural habitat on or adjacent to the application site. All works are restricted to the building envelope, with no impact on land or biodiversity. A biodiversity metric and habitat plan are not required, as the site does not contain any qualifying habitat pre- or post-development. Photographs of the site and architectural plans are submitted as supporting evidence.

Note: Please read the help text for further information why developments may be exempt or not in scope.

Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Septic tank
- [ ] Package treatment plant
- [ ] Cess pit
- [ ] Other
- [ ] Unknown

Are you proposing to connect to the existing drainage system?

- (x) Yes
- ( ) No
- ( ) Unknown

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

The proposed development will connect to the existing mains drainage system, which currently serves the property. No new drainage runs are proposed. This is indicated on the proposed floor plan drawing, showing the location of the kitchen and WC areas that will utilise existing foul connections.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- (x) Yes
- ( ) No

If Yes, please provide details:

A designated area for the storage and collection of commercial waste will be provided at the rear of the property. Waste will be stored in commercial-grade bins and collected by an authorised waste management provider, in accordance with local council requirements.

Have arrangements been made for the separate storage and collection of recyclable waste?

- (x) Yes
- ( ) No

If Yes, please provide details:

Separate storage will be provided for recyclable waste alongside general commercial waste. Clearly marked bins for recycling will be stored in the designated waste area at the rear of the property, and collection will be carried out by a licensed commercial waste contractor in accordance with local council guidelines.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

◯ Yes
⊘ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

◯ Yes
⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

◯ Yes
⊘ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

⊘ Yes
◯ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

4

Part-time

4

Total full-time equivalent

6.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

- [x] Yes
- [ ] No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:
E(b) - Sale of food and drink for consumption mostly on the premises

Unknown:
No

Monday to Friday:

Start Time:
10:00

End Time:
00:00

Saturday:

Start Time:
10:00

End Time:
00:00

Sunday / Bank Holiday:

Start Time:
10:00

End Time:
00:00

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- [x] Yes
- [ ] No

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 proposed café will operate as a small food and beverage establishment serving traditional meals, hot and cold drinks, and light refreshments. Activities on site will include food preparation, cooking, and front-of-house service.

The kitchen will be equipped with standard commercial catering appliances such as ovens, hobs, refrigeration units, and coffee machines.

A kitchen extract ventilation system with appropriate odour and grease filtration will be installed at the rear of the property to manage cooking fumes. The flue will be externally mounted and designed to operate with minimal visual and noise impact.

No industrial machinery, air conditioning units, or external plant will be installed, other than the kitchen extraction system as described above.

Is the proposal for a waste management development?

◯ Yes
⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s)

The proposed advertisement consists of a two-line fascia sign to be installed within the arched recess above the main entrance on the front elevation. The sign features individually mounted, powder-coated rust-effect aluminium letters. The upper row contains slightly larger characters, while the lower row features proportionally smaller letters, both set out to complement the curvature and symmetry of the arch.

Each letter is fixed to the render surface using concealed stainless steel anchor bolts, ensuring a clean appearance and durable installation. Behind each letter, a concealed amber LED backlighting system provides a soft halo illumination effect, with a luminance of approximately 300 cd/m². The lighting is static, inward-facing, and discreetly integrated to minimise glare or visual disruption.

Above the lettering, an internally illuminated silhouette figure is proposed as a lightweight aluminium box structure, finished in a matching rust-effect coating. The front face will be translucent acrylic (or clear polycarbonate) to allow internal LED illumination to glow through at night. The silhouette is proportionate to the arch and designed to add subtle branding without detracting from the architectural character of the building.

All materials and lighting specifications are chosen to be sensitive to the host building and the surrounding Conservation Area. The scheme is designed to deliver a high-quality, respectful enhancement with refined craftsmanship and restrained illumination.

Please specify the type(s) and details of each proposed advertisement

Advertisement Type:
Fascia Sign

Height:
0.66 metres

Width:
4.2 metres

Depth:
0.04 metres

What is the height from the ground to the base of the advertisement?:
3.26 metres

What is the maximum projection of the advertisement from the face of the building?:
0.04 metres

What is the maximum height of any of the individual letters and symbols?:
394 centimetres

What materials will the advertisement be made of?:
Powder-coated rust-effect aluminium letters, stainless steel anchor bolts, concealed amber LED modules (backlighting).

The colour of text and background:
Text Colour: Dark brown or rust-toned finish, with a weathered, patinated appearance. Background Colour: Sand-coloured render of the building façade — the letters will be mounted directly onto the wall with no separate background panel.

Will the advertisement be illuminated?:
Yes

Will the advertisement be illuminated internally or externally?:
Externally

Illuminance levels:
300 cd/m^2

Will the illumination be static or intermittent?:
Static

Advertisement Type:
Fascia Sign

Height:
1.4 metres

Width:
0.97 metres

Depth:
0.05 metres

What is the height from the ground to the base of the advertisement?:
3.95 metres

What is the maximum projection of the advertisement from the face of the building?:
0.05 metres

What is the maximum height of any of the individual letters and symbols?:
533 centimetres

What materials will the advertisement be made of?:
Powder-coated rust-effect aluminium (2mm), opal plexiglass (front face of box sign), stainless steel concealed fixings, concealed amber LED backlight (for letters), warm white LED strips (for internally illuminated box sign).

The colour of text and background:
Text: Dark rust / patinated brown (rust-effect finish) Background Colour: Sand-coloured render of the building façade

Will the advertisement be illuminated?:
Yes

Will the advertisement be illuminated internally or externally?:

Internally

Illuminance levels:
300 cd/m^2

Will the illumination be static or intermittent?:
Static

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

Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From Date

01/09/2025

To Date

31/08/2030

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?

◯ The agent
◯ The applicant
⊘ Other person

If Other has been selected, please provide contact details:

Title

***** REDACTED ******

First name

***** REDACTED ******

Surname

***** REDACTED ******

Phone Number

***** REDACTED ******

Email

***** REDACTED ******

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

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

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

◯ Yes
⊘ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

⊘ Yes
◯ No

Certificate Of Ownership - Certificate B

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* and/or agricultural tenant** of any part of the land or building to which this application relates; or**

⊘ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Person Role

⊘ The Applicant
◯ The Agent

Title

MR

First Name

M HADI

Surname

BARMAN

Declaration Date

01/05/2025

☑ Declaration made

Declaration

I/We hereby apply for Full planning & display of advertisements as described in the questions answered, details provided, 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.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Muhammed Hadi Barman

Date

15/07/2025

Amendments Summary

This revised application updates the advertisement details to reflect two distinct signage elements: (1) rust-effect aluminium fascia lettering with concealed amber LED backlighting, and (2) an internally illuminated aluminium box sign representing a silhouette figure. Updated technical drawings, sectional details, material specifications, and a revised Heritage Statement have been provided in accordance with the validation request.