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

Town and Country Planning Act 1990 (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: 8

Suffix:

Property Name:

Address Line 1: Moor Road

Address Line 2: Wythenshawe

Address Line 3:

Town/city: Manchester

Postcode: M23 9BG

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

Easting (x): 380422

Northing (y): 390009

Description:

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Sumo Developments Ltd

Address

Address line 1

One London Road

Address line 2

Address line 3

Town/City

Alderley Edge

County

Country

Postcode

SK9 7JU

Are you an agent acting on behalf of the applicant?

- (x) Yes
- ( ) No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Ms

First name

Amanda

Surname

Pickering

Company Name

Q+A Planning

Address

Address line 1

Tribeca House

Address line 2

Dale Street

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M1 1EY

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).

0.14

Unit

Hectares

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

Demolition of the existing house and the erection of a new building to provide short term accommodation (a sui generis use) with ancillary facilities together with the alteration to the existing access, provision of car / cycle parking, landscaping and associated works.

Has the work or change of use already started?

○ Yes
⊘ No

Existing Use

Please describe the current use of the site

House and garden

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

Materials

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

◉ 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:

Proposed materials and finishes:
Red multi brick

Type:
Roof

Existing materials and finishes:

Proposed materials and finishes:
Natural slate roof tiles and PV panels on the southern elevation

Type:
Windows

Existing materials and finishes:

Proposed materials and finishes:
Grey aluminium windows

Type:
Doors

Existing materials and finishes:

Proposed materials and finishes:
Grey aluminium doors

Type:
Other

Other (please specify):
Rain water goods

Existing materials and finishes:

Proposed materials and finishes:
Black rainwater goods

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

- (•) Yes
- ( ) No

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

Please refer to the submitted drawings and Design and Access Statement

Pedestrian and Vehicle Access, Roads and Rights of Way

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

- (•) Yes
- ( ) No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:
Cars

Existing number of spaces:
2

Total proposed (including spaces retained):
3

Difference in spaces:
1

Vehicle Type:
Disability spaces

Existing number of spaces:
0

Total proposed (including spaces retained):
1

Difference in spaces:
1

Vehicle Type:
Cycle spaces

Existing number of spaces:
0

Total proposed (including spaces retained):
18

Difference in spaces:
18

Trees and Hedges

Are there trees or hedges on the proposed development site?

- [x] 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
- [x] 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'.

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

- [x] Yes
- [ ] No

Are there any new public roads to be provided within the site?

- [ ] Yes
- [x] No

Are there any new public rights of way to be provided within or adjacent to the site?

- [ ] Yes
- [x] No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- [ ] Yes
- [x] No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please refer to the submitted drawings and Transport Statement

Vehicle Parking

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

- [x] Yes
- [ ] No

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 flooding 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 they are exempt from doing so.

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

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

Habitats 0.7942, Hedgerows 0.196

Please provide the date the onsite pre-development biodiversity value was calculated

28.7.24

Note: This should be either the date of the application or an earlier proposed date.

If an earlier date, to the date of the planning application, has been used, please provide details why the date has been used

Work undertaken in preparation for the submission of the application

Which version of the biodiversity metric was used?

Small sites metric (Biodiversity Metric 4.0)

When was the version of the biodiversity metric used published?

March 2023

Please provide the reference or supporting document/plan names for the:
i. Biodiversity metric calculation
ii. Onsite irreplaceable habitats (if applicable)
iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:
Biodiversity metric calculation

Document name/reference:
Biodiversity metric calculation SMM (Allmation Tool (SMM 4.0) - Manor Road rev B

Document/Plan:
Onsite habitats existing on the date of the application for planning permission

Document name/reference:
Biodiversity Metric Calculation

Document/Plan:
Other (please specify)

Please specify:
Ecological Impact Assessment Report

Document name/reference:
Ecological Impact Assessment Report ref 18764a REV B

Note: You must supply a completed biodiversity metric calculation with your application. Planning Inspectors will check this and know the direction of travel.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:
- on or after 30 January 2020 which were not in accordance with a planning permission, or
- on or after 25 August 2023 which were in accordance with a planning permission?

- ○ Yes
- ◉ No

Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)) which are:
i. on land to which the application relates, and
ii. exist on the date of the application for planning permission, (or an earlier agreed date)

- ○ Yes
- ◉ No

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☑ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

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 the plan(s)/drawing(s) references

Please refer to submitted FRA and Drainage Strategy and Plan

Waste Storage and Collection

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

- ◉ Yes
- ○ No

If Yes, please provide details:

Please refer to submitted site layout plan

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

- ◉ Yes
- ○ No

If Yes, please provide details:

Please refer to submitted site layout plan

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

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Existing

Please select the housing categories for any existing units on the site

- ☑ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Market Housing

Please specify each existing type of housing and number of units on the site

Housing Type:
Houses

1 Bedroom:
0

2 Bedroom:
1

3 Bedroom:
0

4+ Bedroom:
0

Unknown Bedroom:
0

Total:
1

Existing Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	0	1	0	0	0	1

Totals

Total proposed residential units	0
Total existing residential units	1
Total net gain or loss of residential units	-1

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

Please add details of the Use Classes and floorspace.

Use Class:
Other (Please specify)

Other (Please specify):
Sui generis - short term accommodation

Existing gross internal floorspace (square metres) (a):
122

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
122

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):
1003

Net additional gross internal floorspace following development (square metres) (d = c - a):
881

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	122	122	1003	881

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

( ) Yes
(•) No

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

○ 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

3

Part-time

Total full-time equivalent

3.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

○ Yes
◉ No

Industrial or Commercial Processes and Machinery

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

○ Yes
◉ No

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

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

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

First Name

Rob

Surname

Griffen

Reference

Date (must be pre-application submission)

7.5.24

Details of the pre-application advice received

Details of the proposed development were presented to officers from planning, housing and estates department at Manchester City Council. The principle of the use was accepted and that the proposals would comprise a sui generis use. Various issues were discussed regarding the details of the scheme and amendments to the scheme were agreed. Validation documents were also discussed.

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

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.**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
Manchester City Council Growth and Development Team

House name:
4th Floor Town Hall Extension

Number:

Suffix:

Address line 1:
PO Box 532

Address Line 2:

Town/City
Manchester

Postcode:
M60 2LA

Date notice served (DD/MM/YYYY):
11/04/2024

Person Family Name:

Person Role

- ☐ The Applicant
- ☑ The Agent

Title

Ms

First Name

Amanda

Surname

Pickering

Declaration Date

12.8.24

☑ Declaration made

Declaration

I/We hereby apply for Full planning permission 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

Amanda Pickering

Date

22.8.24