MANCHESTER CITY COUNCIL

Planning
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Manchester M60 2LA

Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E), or betting office or pay day loan shop to mixed use including up to two flats (Use Class C3)

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class G

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: 107

Suffix:

Property Name:

Address Line 1: Beech Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M21 9EQ

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

Easting (x)

Northing (y)

381487

393528

Description

Applicant Details

Name/Company

Title

Mr

First name

Roshan

Surname

Paul

Company Name

Address

Address line 1

107 Beech Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M21 9EQ

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

thomas

Surname

chivers

Company Name

Address

Address line 1

wheatcroft

Address line 2

chapel road

Address line 3

langham

Town/City

colchester

County

Country

United Kingdom

Postcode

CO45NY

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right

Would the proposed change of use result in the building containing more than two flats?

◯ Yes
⊘ No

Would a part of the building continue to be:
• In a commercial/business/service use; and/or
• Used as a betting office and/or a pay day loan shop

⊘ Yes
◯ No

Would the proposed flat(s) only be situated on floor(s) above a floor where at least some of the other proposed mixed uses are to be provided?

⊘ Yes
◯ No

If the building has a ground floor display window, would any of that ground floor be used as a flat?

◯ Yes
⊘ No / The building does not have a ground floor display window

Will all the proposed flats have gross internal floor areas of at least 37 square metres, and comply with the nationally described space standard?

⊘ Yes
◯ No

Following the change of use, will each flat only be used as a dwelling:
• By a single person or by people living together as a family; or
• By not more than 6 residents living together as a single household (including a household where care is provided for residents)

⊘ Yes
◯ No

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of the flat(s) and other works proposed

Change of use from pharmacy and offices on ground and first / second respectively, to restaurant / takeaway and residential on ground and first / second respectively.

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

Existing windows on front and rear retained on both first and second floor. Each habitable room will each have a window of a size suitable for emergency egress.

What will be the net increase in dwellinghouses?

1

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building prior to the development.

Please provide details of any arrangements required for the storage and management of domestic waste

Large area in rear external terrrace to be used for bin storage for both restaurant and dwellinghouse.

Impacts and risks

Please provide details of any contamination risks and how these will be mitigated

Restaurant / takeaway will be up to date with current hygiene regulations.

Please provide details of any flooding risks and how these will be mitigated.

No further risk to flooding in change of use.

A flood risk assessment should accompany the application where the site:
• is in Flood Zones 2 or 3; or
• is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).
Check if your site location is in Flood Zone 2 or 3 online
Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated

Floor between ground and first floor will be insulated to current building regulations to prevent sound transmission.

Declaration

I/We hereby apply for Prior Approval: Change of use - commercial/business/service/etc to mixed use incl up to two flats 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

thomas chivers

Date

08/08/2024