MANCHESTER CITY COUNCIL

Planning
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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

Suffix

Property Name

All Saints Campus

Address Line 1

Oxford Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M15 6BH

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

Easting (x)

384226

Northing (y)

397158

Description

John Dalton East Building

Applicant Details

Name/Company

Title

Mr

First name

Nick

Surname

Bailey

Company Name

Manchester Metropolitan University

Address

Address line 1

Bridgewater House

Address line 2

58-60 Whitworth Street

Address line 3

Town/City

Manchester

County

Country

UK

Postcode

M1 6LT

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

Miss

First name

Claire

Surname

Parker

Company Name

Cassidy + Ashton Group Ltd.

Address

Address line 1

Cassidy + Ashton Group Ltd.

Address line 2

7 East Cliff

Address line 3

Town/City

Preston

County

Country

United Kingdom

Postcode

PR1 3JE

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).

36.00

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

Recladding of the entrance to the John Dalton East building and provision of new signage

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

Educational building - part of Manchester Metropolitan University

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:
Other

Other (please specify):
Canopy

Existing materials and finishes:
as existing

Proposed materials and finishes:
metal rainscreen cladding in colour grey / black

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

12534 JDE-CAA-XX-XX-DR-A-2005 Rev P1 GA Illustrative Elevations

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

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

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 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 add all the exemptions or transitional arrangements that apply and provide a reason why

Exemption:
Development subject to the de minimis exemption (development below the threshold)

Reason for selecting exemption:
Works comprise recladding of canopy and new signage only

Note: Please read the help text for further information on the exemptions available and when they apply

Foul Sewage

Please state how foul sewage is to be disposed of:

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

Other

n/a

Are you proposing to connect to the existing drainage system?

- ◯ Yes
- ⊘ No
- ◯ Unknown

Waste Storage and Collection

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

- ◯ Yes
- ⊘ No

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

- ◯ Yes
- ⊘ No

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

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

Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s)

New signage including two illuminated signs
A. 1 no. 'LIBRARY' sign front elevation
B. 1 no. 'Manchester Metropolitan University' and spade logo sign front elevation
C. 2 no. 'LIBRARY' vinyl sticker signs to sides of canopy
D. 1 no. spade logo vinyl sticker on curtain wall

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

Advertisement Type:
Fascia Sign

Height:
0.9 metres

Width:
4.789 metres

Depth:
0.07 metres

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

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

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

What materials will the advertisement be made of?:
Individual built-up aluminium rim and returns face illuminated 'LIBRARY' letters with white 5mm 1TL1 opal acrylic faces. Rim and returns to be PPC RAL 9005 (30% gloss) 70mm returns Letters to be secured to cladding using mechanical fixings Static White LED 6500k LED Single circuit of Agilight Pro 2 Premium 24 volt HO Modules 6500k LED's to provide face illumination.

The colour of text and background:
Individual built-up aluminium rim & returns face illuminated "LIBRARY" letters with WHITE 5mm 1TL1 opal acrylic faces. Rim & returns to be PPC RAL 9005 (30% gloss)

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

Advertisement Type:
Fascia Sign

Height:
0.9 metres

Width:
3.034 metres

Depth:
0.07 metres

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

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

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

What materials will the advertisement be made of?:
Individual built-up aluminium rim and returns face illuminated letters and spade logo with white 5mm 1TL1 opal acrylic faces. Rim and returns to be PPC RAL 9005 (30% gloss) 50mm returns Letters to be secured to cladding using mechanical fixings Static White LED 6500k LED Single circuit of Agilight Pro 2 Premium 24 volt HO Modules 6500k LED's to provide face illumination.

The colour of text and background:
Individual built-up aluminium rim & returns face illuminated letters with WHITE 5mm 1TL1 opal acrylic faces. Rim & returns to be PPC RAL 9005 (30% gloss)

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

Advertisement Type:
Fascia Sign

Height:
0.3 metres

Width:
1.605 metres

Depth:
0.01 metres

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

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

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

What materials will the advertisement be made of?:
Matt white plotted vinyl text applied directly to the ppc cladding.

The colour of text and background:
Matt white

Will the advertisement be illuminated?:

Advertisement Type:
Other type

Height:
4.764 metres

Width:
4.141 metres

Depth:
0.01 metres

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

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

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

What materials will the advertisement be made of?:
Plot cut White contra-vision (perforated vinyl) performance vinyl externally applied to existing curtain walling. Self-adhesive

The colour of text and background:
white

Will the advertisement be illuminated?:

Please describe each of the 'Other type(s)' of advertising proposed

1 no. spade logo on curtain wall - vinyl sticker

Please see dwg ref: 12534-JDE-CAA-XX-XX-DR-A-2005 Rev P1 for further details of measurements

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

If Yes to either or both above, please show the existing sign(s) on an elevation drawing or photograph and state the references for the drawing(s) or photograph(s)

Please see Entrance Proposal document which includes a photograph of the existing entrance showing current window film

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

03/06/2024

To Date

03/06/2029

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?

- [x] 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

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

First Name

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

Surname

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

Reference

Site Visit

Date (must be pre-application submission)

21/05/2024

Details of the pre-application advice received

Site visit with members of Manchester City Council's planning department to discuss proposals.

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
- [x] No

Interest In the Land

Does the applicant own the land or buildings where the adverts are to be placed?

- [x] 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?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

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

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- [ ] The Applicant
- [x] The Agent

Title

Miss

First Name

Claire

Surname

Parker

Declaration Date

04/06/2024

- [x] 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

Claire Parker

Date

03/06/2024