

**Planning**

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PO Box 532 Town Hall  
Manchester M60 2LA

Application for Planning Permission; Listed Building Consent for alterations, extension or  
demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation  
Areas 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

692

Suffix

Property Name

Didsbury Library

Address Line 1

Wilmslow Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M20 2DN

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

Easting (x)

384657

Northing (y)

391290

Description

Applicant Details

Name/Company

Title

Mr

First name

Conal

Surname

Spellacy

Company Name

Manchester City Council

Address

Address line 1

Manchester Town Hall

Address line 2

Albert Square

Address line 3

Town/City

Manchester

County

Manchester

Country

UK

Postcode

M2 5DB

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

Agent Details

Name/Company

Title

mr

First name

Robert

Surname

Swiatek

Company Name

AA Projects

Address

Address line 1

Jackson House

Address line 2

Sibson Road

Address line 3

Town/City

Sale

County

Country

United Kingdom

Postcode

M33 7RR

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## 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 details of proposals to alter, extend or demolish the listed building(s)

Decarbonisation of the buildings heating and hot water by replacement of gas boilers with air source heat pumps. Installation of 'living wall' screening to the air source heat pump. Replacement of internal lighting with new LED lighting. Installation of some new radiators to first and ground floors. Associated trenching, pipework, etc.

Has the development or work already been started without consent?

☐ Yes

☒ No

## Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know

☐ Grade I

☐ Grade II\*

☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know  
☐ Yes  
☒ No

## Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes  
☒ No

## Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes  
☒ No

## Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes  
☐ No

**If Yes, do the proposed works include**

a) works to the interior of the building?

- ☒ Yes  
☐ No

b) works to the exterior of the building?

- ☒ Yes  
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes  
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☐ Yes  
☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

The items being removed are gas boilers and associated plant, and light fittings. Documents detailing the works are listed below.

6300\_DL\_All Floors Lighting & Emergency Upgrade

6776-M-DR-02 Didsbury Library Proposed Layout revB

6776-M-DR-04 Didsbury Library Ground Floor Radiators revB

6776-M-DR-05 Didsbury Library First Floor Radiators revB

19972-DL-002-Site Plan

19972-DL-010-RevA-Proposed External Works

19972-DL-011-Contractor Site Setup

19972-DL-100-Existing Basement

19972-DL-101-Existing Ground Floor

19972-DL-102-Existing First Floor

19972-DL-103-Existing Roof Plan

19972-DL-200-Existing Elevations 1-3

19972-DL-201-Existing Elevations 4-6

19972-DL-204-Proposed Elevations 1-3 Option 2

19972-DL-205-Proposed Elevations 4-6 Option 2

AA Projects Didsbury HYVERT LIVING WALL PROPOSAL 05 \_ 01 \_ 23

## Materials

Does the proposed development require any materials to be used?

☒ Yes

☐ No

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

**Type:**

External walls

**Existing materials and finishes:**

Red brick and Portland stone

**Proposed materials and finishes:**

No proposed works.

**Type:**

Windows

**Existing materials and finishes:**

Basement window - single glazed and timber framed.

**Proposed materials and finishes:**

Basement window to become service inlet panel - timber framed with opaque / solid infill panel (no glass).

**Type:**

Ceilings

**Existing materials and finishes:**

Painted plaster finishes

**Proposed materials and finishes:**

Making good like for like following lighting replacement.

**Type:**

Internal walls

**Existing materials and finishes:**

Painted plaster finishes.

**Proposed materials and finishes:**

Making good like for like following installation of heating pipes in few localised areas.

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

None.

**Proposed materials and finishes:**

Screening to the new air source heat pumps to be 2.4 m high living wall over post and rail structure.

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Macadam surfaces.

**Proposed materials and finishes:**

Making good like for like following excavation and trenching works.

**Type:**

Lighting

**Existing materials and finishes:**

Fluorescent lamped lighting

**Proposed materials and finishes:**

LED lighting

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

The items being removed are gas boilers and associated plant, and light fittings. Documents detailing the works are listed below.

6300\_DL\_All Floors Lighting & Emergency Upgrade

6776-M-DR-02 Didsbury Library Proposed Layout revB

6776-M-DR-04 Didsbury Library Ground Floor Radiators revB

6776-M-DR-05 Didsbury Library First Floor Radiators revB

19972-DL-002-Site Plan

19972-DL-010-RevA-Proposed External Works

19972-DL-011-Contractor Site Setup

19972-DL-100-Existing Basement

19972-DL-101-Existing Ground Floor

19972-DL-102-Existing First Floor

19972-DL-103-Existing Roof Plan

19972-DL-200-Existing Elevations 1-3

19972-DL-201-Existing Elevations 4-6

19972-DL-204-Proposed Elevations 1-3 Option 2

19972-DL-205-Proposed Elevations 4-6 Option 2

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## Site Area

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

1560.00

Unit

Sq. metres

## Existing Use

Please describe the current use of the site

Public library and car park

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

## 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

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

### Vehicle Type:

Cars

### Existing number of spaces:

4

### Total proposed (including spaces retained):

4

### Difference in spaces:

0

## 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

## 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

## 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'.**

## 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.

## 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

## 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

2

Part-time

2

Total full-time equivalent

3.00

## Proposed Employees

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

Full-time

2

Part-time

2

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

## Trade Effluent

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

- ☐ 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

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

## Reference

Email correspondence and meetings up to 26/01/23

Date (must be pre-application submission)

26/01/2023

Details of the pre-application advice received

Email correspondence and Teams meetings. In all to table proposals and images and seek feedback, which has been encompassed into the planning application and LBC.

## 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

If yes, please provide details of their name, role, and how they are related:

\*\*\*\*\* REDACTED \*\*\*\*\*

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

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

- ☐ Yes  
☒ 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

☒ The Agent

Title

mr

First Name

Robert

Surname

Swiatek

Declaration Date

03/02/2023

☒ Declaration made

## Declaration

I / We hereby apply for Full planning & listed building consent as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Robert Swiatek

Date

03/02/2023