


Planning

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 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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

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

Unit

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

Refurbishment and full fit out of an existing office space to create a new private health clinic.

Replacement of existing double doors and transom panel with new doors to meet DDA requirements (with associated push button post and intercom panel).

Removal of existing rear window and section of wall below to create new DDA compliant doors to the rear elevation for additional fire escape.

Removal of existing non compliant entrance ramp (to be infilled to match existing pavement).

New external ramp for DDA compliant access, which requires the removal of the existing section of grass verge and pavement.

2 new external wall lights.

Installation of 1 new wall mounted air conditioning condenser unit to existing external plant enclosure within car park.

New wall mounted internally illuminated fascia sign, new non illuminated floor mounted directional signs for way finding, and new internally applied window vinyls.

Has the work or change of use already started?

☐ Yes

☒ No

Existing Use

Please describe the current use of the site

Office

Is the site currently vacant?

- ☒ Yes
- ☐ No

If Yes, please describe the last use of the site

Office

When did this use end (if known)?

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:

Doors

Existing materials and finishes:

Glazed doors with light grey frames and transom panel above

Proposed materials and finishes:

Glazed doors with light grey frames. New s/s post for DDA compliant push button.

Type:

Other

Other (please specify):

Fascia Sign

Existing materials and finishes:

Proposed materials and finishes:

40mm thick internally illuminated cyan acrylic Bupa logo and individual letters mounted to black metal shelf. Maximum illuminance levels to be 800cd/m2

Type:

Other

Other (please specify):

Floor

Existing materials and finishes:

Asphalt pavement

Proposed materials and finishes:

Asphalt to match existing pavement for infills and new 1:21 ramp

Type:

Lighting

Existing materials and finishes:

Proposed materials and finishes:

2no. new black cylinder wall lights

Type:

Other

Other (please specify):

Floor Mounted Directional Sign

Existing materials and finishes:

Proposed materials and finishes:

2 New 125mm thick powder coated metal cyan sign with white letters - non illuminated. 600mm(w) x 1200mm(h)

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

LG39_102-000
LG39_102-001
LG39_102-002
LG39_102-003
LG39_102-101
LG39_102-200
LG39_102-200.1
LG39_102-201
LG39_102-202
LG39_102-203
LG39_102-203.1
LG39_102-204
LG39_102-205

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

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

LG39_102-002
LG39_102-003
LG39_102-200
LG39_102-200.1
LG39_102-203
LG39_102-203.1

Vehicle Parking

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

- ☒ Yes
☐ No

Vehicle Type:

Cars

Existing number of spaces:

391

Total proposed (including spaces retained):

391

Difference in spaces:

0

Vehicle Type:

Disability spaces

Existing number of spaces:

5

Total proposed (including spaces retained):

5

Difference in spaces:

0

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.

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

Waste Storage and Collection

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

- ☒ Yes
- ☐ No

If Yes, please provide details:

Existing shared bin storage area

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

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

Part-time

Total full-time equivalent

Hours of Opening

Are Hours of Opening relevant to this proposal?

☒ Yes

☐ No

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

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes](#).

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

Use Class:

Other (Please specify)

Text Field:

E

Unknown:

Yes

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)

The proposed advertisements include a new internally illuminated cyan acrylic Bupa logo and individual letters mounted to black metal shelf, x2 new floor mounted directional sign, and new window vinyls applied to the internal face of the windows.

Advertisement Type:

Fascia Sign

Height:

0.43 metres

Width:

3.05 metres

Depth:

0.2 metres

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

3 metres

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

0.2 metres

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

43 centimetres

What materials will the advertisement be made of?:

Acrylic cube and letters on black metal shelf

The colour of text and background:

Cyan cube with white letters, cyan individual letters

Will the advertisement be illuminated?:

Yes

Will the advertisement be illuminated internally or externally?:

Internally

Illuminance levels:

800 cd/m²

Will the illumination be static or intermittent?:

Static

Advertisement Type:

Other type

Height:

0.39 metres

Width:

0.47 metres

Depth:

0.01 metres

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

1.51 metres

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

0 metres

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

8 centimetres

What materials will the advertisement be made of?:

Vinyl letters applied to internal face of glazing

The colour of text and background:

individual cyan letters

Will the advertisement be illuminated?:

Advertisement Type:

Other type

Height:

0.08 metres

Width:

0.49 metres

Depth:

0.01 metres

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

1.73 metres

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

0 metres

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

8 centimetres

What materials will the advertisement be made of?:

Vinyl letters applied to internal face of glazing

The colour of text and background:

individual cyan letters

Will the advertisement be illuminated?:

Advertisement Type:

Other type

Height:

0.18 metres

Width:

0.51 metres

Depth:

0.01 metres

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

1.62 metres

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

0 metres

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

8 centimetres

What materials will the advertisement be made of?:

Vinyl letters applied to internal face of glazing

The colour of text and background:

individual cyan letters

Will the advertisement be illuminated?:

Advertisement Type:

Other type

Height:

0.4 metres

Width:

0.4 metres

Depth:

0.01 metres

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

1.495 metres

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

0 metres

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

9 centimetres

What materials will the advertisement be made of?:

Vinyl cube logo applied to internal face of glazing

The colour of text and background:

cyan cube with individual white letters

Will the advertisement be illuminated?:

Advertisement Type:

Other type

Height:

0.715 metres

Width:

0.44 metres

Depth:

0.01 metres

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

1.01 metres

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

0 metres

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

45 centimetres

What materials will the advertisement be made of?:

Vinyl letters applied to internal face of glazing

The colour of text and background:

individual cyan & white letters

Will the advertisement be illuminated?:

Advertisement Type:

Other type

Height:

1.2 metres

Width:

0.6 metres

Depth:

0.125 metres

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

0 metres

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

0.125 metres

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

25 centimetres

What materials will the advertisement be made of?:

Powder coated metal

The colour of text and background:

cyan background with white letters

Will the advertisement be illuminated?:

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

Vinyl letters applied to internal face of glazing - messaging
Vinyl cube logo applied to internal face of glazing
Vinyl letters applied to internal face of glazing - opening times
Powder coated metal floor standing directional sign

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

21/11/2022

To Date

20/11/2027

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

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

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

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

SOVEREIGN HOUSE

Number:

13

Suffix:**Address line 1:**

QUEEN STREET

Address Line 2:**Town/City:**

LONDON

Postcode:

W1J 5PS

Date notice served (DD/MM/YYYY):

05/09/2022

Person Family Name:

Person Role

- ☐ The Applicant
☒ The Agent

Title

Miss

First Name

Rebecca

Surname

Morgan

Declaration Date

07/09/2022

☒ Declaration made**Declaration**

I / We hereby apply for Full planning & display of advertisements 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

Rebecca Morgan

Date

07/09/2022