

**Planning**

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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

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

External courtyard to the Martin Harris Music Centre

Applicant Details

Name/Company

Title

Mr

First name

Michael

Surname

Hicks

Company Name

University of Manchester

Address

Address line 1

4th Floor Beyer Building

Address line 2

University of Manchester

Address line 3

Town/City

Country

Greater Manchester

Postcode

M13 9PL

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

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

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

New build music practice building in the courtyard of Martin Harris Music Centre including landscaping of the courtyard area.

The Proposed Work:

- Music practice building
- Gated alleyways either side of music practice building
- New landscaped approach to the site and alleyways surrounding the new building including ramped access to the building entrance
- Integral parapet allowing for roof access
- External gantry stairs providing access from the existing Martin Harris Music Centre roof to the music practice building roof
- Skylights
- 2no. sets of new double doors to the Cosmo Rodewald concert hall, which is within the existing Martin Harris Music Centre
- External air source heat pumps located on the existing substation roof

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

Part access, part service courtyard to the Martin Harris University of Manchester building.

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:

Perforated aluminium cladding - copper colour; Base area of walls - light grey brickwork; Area of wall around entrance - dark grey decorative brickwork.

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

Single ply membrane with grey finish

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

External PPC aluminium grey finish

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

External PPC aluminium grey finish; External metal door with grey finish to external riser access.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Proposed materials and finishes:

Metal (copper or grey colour finish)

Type:

Vehicle access and hard standing

Existing materials and finishes:

Proposed materials and finishes:

Paving (refer to landscape architect's information)

Type:

Lighting

Existing materials and finishes:

Proposed materials and finishes:

For external LED lighting - refer to External Lighting Strategy

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

Read in conjunction with supporting documents:

2080-JSA-XX-XX-DR-A-00005 / Location Plan
2080-JSA-XX-XX-DR-A-01001 / Existing Site Plan
2080-JSA-XX-XX-DR-A-01000 / Block Plan
2080-JSA-XX-XX-DR-A-02000 / Proposed Ground Floor Plan
2080-JSA-XX-XX-DR-A-02001 / Proposed First Floor Plan
2080-JSA-XX-XX-DR-A-03001 / Proposed Section A-A
2080-JSA-XX-XX-DR-A-03002 / Proposed Section B-B
2080-JSA-XX-XX-DR-A-04012 / Existing North Elevations
2080-JSA-XX-XX-DR-A-04011 / Existing East Elevations
2080-JSA-XX-XX-DR-A-04013 / Existing South Elevations
2080-JSA-XX-XX-DR-A-04014 / Existing West Elevations
2080-JSA-XX-XX-DR-A-04002 / Proposed North Elevations
2080-JSA-XX-XX-DR-A-04001 / Proposed East Elevations
2080-JSA-XX-XX-DR-A-04003 / Proposed South Elevations
2080-JSA-XX-XX-DR-A-04004 / Proposed West Elevations

0626_PLI_00_ZZ_DR_L_0100 / Landscaping Proposed Site Plan
0626_PLI_00_ZZ_DR_L_0101 / Landscaping Disabled Parking
0626-PLI-XX-XX-SP-L-0210 / Landscaping Outline Specification

And supporting reports:

- 784-B033892 Martin Harris Noise 24jun22 / Acoustic Report
- 10-2084-001 Martin Harris Centre for Music and Drama - Phase 1 Preliminary Risk Assessment / Ground Investigation Phase 1 Report
- 10-2084 Martin Harris Music Centre - Phase 2 Site Investigation Report / Ground Investigation Phase 2 Report
- JAC28173_Music Building Bridgeford Street University of Manchester / Archaeology Report
- 784-B033892 Martin Harris Manchester EA FINAL / Ecological Appraisal Report
- 784-B033892 Martin Harris Manchester BNG FINAL / Biodiversity Net Gain Report
- M&E external lighting strategy
- 2080-1.7- Design & Access Statement / Design and Access Statement
- Martin Harris Music Block -FRA_220601 / Flood Risk Assessment
- 21L118 / Topographical Survey of UoM Music Practice Building

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:

Disability spaces

Existing number of spaces:

2

Total proposed (including spaces retained):

2

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

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

2080-JSA-XX-00-DR-A-01000 / Proposed Site 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:

0626_PLI_00_ZZ_DR_L_0100 / Landscape Architect's Proposed Site Plan

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

- ☒ Yes
☐ No

If Yes, please provide details:

Existing recycling bin unit is to be relocated refer to 0626_PLI_00_ZZ_DR_L_0100 / Landscape Architect's Proposed Site 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

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.

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.](#)

Use Class:

D1 - Non-residential institutions

Existing gross internal floorspace (square metres):

0

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

0

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

203

Net additional gross internal floorspace following development (square metres):

203

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	0	0	203	203

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

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

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.](#)

Use Class:

D1 - Non-residential institutions

Unknown:

No

Monday to Friday:

Start Time:

08:00

End Time:

08:00

Saturday:

Start Time:

08:00

End Time:

08:00

Sunday / Bank Holiday:

Start Time:

08:00

End Time:

08:00

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

14/04/2022

Details of the pre-application advice received

- Planning validation matters and the required reports
- Planning considerations
- Specific D&A statement contents

Minutes of the Pre-app meeting were issued by email to the planning officer (Tony Mitchell) and design team on the 19th of April 2022

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

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

Simon

Surname

Brooke

Declaration Date

02/09/2022

☒ Declaration made

Declaration

I / We hereby apply for Full planning permission 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

Simon Brooke

Date

02/09/2022