# Application for Planning Permission

# Town and Country Planning Act 1990 (as amended)

MANCHESTER CITY COUNCIL

Manchester

### Publication of applications on planning authority website

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".

Address Line 1

20 Blair Road

Address Line 2

-

Address Line 3

-

Town/City

Manchester

County

Manchester

Postcode

M16 8NS

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

Easting (x)

383279

Northing (y)

393957

Description of site location

-

# Applicant Details

## Name/Company

Title

Mr

First Name

Hassan

Surname

Albayati

Company Name

Lexo Limited

## Address

Address Line 1

123A Hallgate

Address Line 2

-

Address Line 3

-

Town/City

Cottingham

County

East Riding of Yorkshire

Country

United Kingdom

Postcode

HU16 4DA

## Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

### Applicant Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax Number

REDACTED

Email address

REDACTED

# Agent Details

### Name/Company

Title

Miss

First Name

Eve

Surname

Harvey

Company Name

Artform

### Address

Address Line 1

Studio Nine, 9 Stevenson Square

Address Line 2

9 Stevenson Square

Address Line 3

-

Town/City

Manchester

County

-

Country

United Kingdom

Postcode

M1 1DB

### Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax number

REDACTED

Email Address

REDACTED

# Description of Proposed Works

Please describe the proposed works

Basement conversion and basement extension at the rear. Proposal for two, one bed one person studio apartments. Works include new stair access, lightwells and windows.

### Has the work already been started without consent?

- ◯ Yes
- ⊘ No

# Site Information

Site Area

305.41 sq. metres

# Existing Use

Current Use of Site

The site is currently used as residential apartments. The basement units are used for storage.

### Is the Site Currently Vacant?

- ◯ Yes
- ⊘ No

### Is the Land Known to Be Contaminated?

- ◯ Yes
- ⊘ No

### Is the Land Suspected to Be Contaminated?

- ◯ Yes
- ⊘ No

### Is the Proposed Use Vulnerable to Contamination?

- ◯ Yes
- ⊘ No

# Materials

### Does the proposed development require any materials to be used externally?

- ⊘ Yes
- ◯ No

### Type

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

| | |
|---|---|
| Type | Roof |
| Existing materials and finishes | - |
| Proposed materials and finishes | Single ply membrane |

| | |
|---|---|
| Type | Walls |
| Existing materials and finishes | Red brick |
| Proposed materials and finishes | Red brick to match existing |

| | |
|---|---|
| Type | Windows |
| Existing materials and finishes | - |
| Proposed materials and finishes | Black aluminum frame windows |

### Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

BLR/PR/404 Proposed West Elevation
BLR/PR/402 Proposed Ground Floor
BLR/PR/405 Proposed South Elevation
BLR/PR/403 Proposed East Elevation

# Trees and Hedges

### Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- [x] Yes
- [ ] No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- [x] Yes
- [ ] No

# Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- [ ] Yes
- [x] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

Are there any new public roads to be provided within the site?

- [ ] Yes
- [x] No

Are there any new public rights of way to be provided within or adjacent to the site?

- [ ] Yes
- [x] No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- [ ] Yes
- [x] No

# Parking

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

- [ ] Yes
- [x] No

# Assessment of Flood Risk

### Is the site within an area at risk of flooding?

- ◯ 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

Protected/Priority Species Present

No

Designated Sites/Habitats Present

No

Geological Features Present

No

# Biodiversity Net Gain

### Does BNG Condition Apply?

- ◯ Yes
- ⊘ No

| | |
|---|---|
| Reason 1 | Development site area of 0.2 hectares or below |
| Priority habitats on or within 500m of the site | Yes |
| Can evidence that no priority habitats will be impacted | Yes |
| Justification | The site area within the red line boundary is 306sqm using measurements from our planning model on Revit. The development only extends by 17sqm into the garden within an area of hardstanding, alongside a timber fence and therefore will not touch any areas of vegetation. There is no known priority habitats that would be affected by this on the site as well as within 500m away from the site. |

# Foul Sewage

Please state how foul sewage is to be disposed of

Mains sewer

Are you proposing to connect to the existing drainage system?

Yes

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

BLR/PR/112 Existing drainage plan

# Trade Effluent

### Does the Proposal Involve Trade Effluent Disposal?

◯ Yes
⊘ No

# Waste Storage and Collection

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

⊘ Yes
◯ No

Details

Each dwelling will be provided with bin storage

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

- [x] Yes
- [ ] No

Details

Each dwelling will be provided with recyclable bin storage

# Residential/Dwelling Units

### Does your proposal include the gain, loss or change of use of residential units?

- [x] Yes
- [ ] No

## Section A – Proposed

Housing Categories

Market Housing

### Market Housing

#### Flats / Maisonettes

| 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | Unknown | Total |
|---|---|---|---|---|---|
| 1 | 0 | 0 | 0 | 0 | 1 |

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|---|---|---|---|---|---|
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|---|---|---|---|---|---|
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#### Flats / Maisonettes

| 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | Unknown | Total |
|---|---|---|---|---|---|
| 1 | 0 | 0 | 0 | 0 | 1 |

#### Market Housing Totals

| 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | Unknown | Total |
|---|---|---|---|---|---|
| 5 | 0 | 0 | 0 | 0 | 5 |

## Section B – Existing

Housing Categories

Market Housing

### Market Housing

#### Unknown Type

| 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | Unknown | Total |
|---|---|---|---|---|---|
| 1 | 0 | 0 | 0 | 0 | 1 |

#### Unknown Type

| 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | Unknown | Total |
|---|---|---|---|---|---|
| 1 | 0 | 0 | 0 | 0 | 1 |

#### Unknown Type

| 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | Unknown | Total |
|---|---|---|---|---|---|
| 1 | 0 | 0 | 0 | 0 | 1 |

#### Market Housing Totals

| 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | Unknown | Total |
|---|---|---|---|---|---|
| 3 | 0 | 0 | 0 | 0 | 3 |

## Section C – Overall Totals

| | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | Unknown | Total |
|---|---|---|---|---|---|---|
| Proposed | 5 | 0 | 0 | 0 | 0 | 5 |
| Existing | 3 | 0 | 0 | 0 | 0 | 3 |
| Net Gain/Loss | 2 | 0 | 0 | 0 | 0 | +2 |

# All Types of Development: Non-Residential Floorspace

### Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- [x] Yes
- [ ] No

| Use Class | Existing GIA (m²) | GIA Lost (m²) | Total New GIA (m²) | Net Additional GIA (m²) |
|---|---|---|---|---|
| B8 - Storage or distribution | 53 | 0 | 75 | 22 |
| **Totals** | **53** | **0** | **75** | **22** |

# Employment

### Will There Be Existing or Proposed Employees?

- [ ] Yes
- [x] No

# Hours of Opening

### Are Hours of Opening Relevant?

- [ ] Yes
- [x] No

# Industrial/Commercial Processes

### Does the Proposal Involve Industrial/Commercial Activities?

- [ ] Yes
- [x] No

# Waste Management

### Is This a Waste Management Development?

- [ ] Yes
- [x] No

# Hazardous Substances

### Will Hazardous Substances Be Used or Stored?

◯ 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?

Applicant

# 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

# 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 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

Title

Mr

First Name

Hassan

Surname

Albayati

Declaration Date

10/08/2026

### Declaration Made

- [x] Yes
- [ ] No

# Declaration

I/We hereby submit this Application for Planning Permission 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 agree to the outlined declaration

| Signed | Date |
| --- | --- |
| Eve Harvey | 12/08/2026 |