MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application to determine if prior approval is required for a proposed: Erection, Extension or Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6

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)

380056

Northing (y)

383693

Description

Land opposite Bollin View, off Mill Lane, Ashley

Applicant Details

Name/Company

Title

Mr

First name

James

Surname

Pownall

Company Name

Address

Address line 1

Bollin View

Address line 2

Mill Lane

Address line 3

Town/City

Ashley

County

Country

Postcode

WA15 0RD

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

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

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Ian

Surname

Pleasant

Company Name

Jay Ashall Partnership

Address

Address line 1

108 London Road

Address line 2

Holmes Chapel

Address line 3

Town/City

Crewe

County

Country

GB

Postcode

CW4 7BD

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

The Proposed Building

Please indicate which of the following are involved in your proposal

- [x] A new building
- [ ] An extension
- [ ] An alteration

Please describe the type of building

Agricultural storage building

Please state the dimensions of the building

Length

20 metres

Height to eaves

2.4 metres

Breadth

9.2 metres

Height to ridge

3 metres

Please describe the walls and the roof materials and colours

Walls

Materials

Concrete and metal cladding

External colour

Green

Roof

Materials

External colour

Metal cladding	Green

Has an agricultural building been constructed on this unit within the last two years?

◯ Yes
⊘ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

◯ Yes
⊘ No

Would the ground area covered by the proposed building exceed:
- 1,250 square metres (where the agricultural unit is under 5 hectares)
- 1,500 square metres (where the agricultural unit is 5 hectares or more)

◯ Yes
⊘ No

NOTE: If the ground area covered exceeds the square metre limit it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

◯ Yes
⊘ No

Would the erection, extension, or alteration be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?

◯ Yes
⊘ No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

5.4

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

10

Months

1

Is the proposed development reasonably necessary for the purposes of agriculture?

⊘ Yes
◯ No

If yes, please explain why

To house the required agricultural equipment and machinery associated with working the agricultural land under the applicant's ownership

Is the proposed development designed for the purposes of agriculture?

- [x] Yes
- [ ] No

If yes, please explain why

The proposed building is a steel portal frame building constructed of plastic coated steel roofing and cladding.

Does the proposed development involve any alteration to a dwelling?

- [ ] Yes
- [x] No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- [ ] Yes
- [x] No

What is the height of the proposed development?

3.0	Metres

Is the proposed development within 3 kilometres of an aerodrome?

- [x] Yes
- [ ] No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- [ ] Yes
- [x] No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [ ] Yes
- [x] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use 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.

- [x] I / We agree to the outlined declaration

Signed

Jay Ashall Partnership

Date

08/10/2026