



Application for Planning Permission.
Town and Country Planning Act 1990

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.

1. Site Details

Number

Suffix

Property name

Address line 1

Address line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

2. Applicant Details

| | |
|------------------|----------------------|
| Primary number | <input type="text"/> |
| Secondary number | <input type="text"/> |
| Email address | <input type="text"/> |

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

| | |
|------------------|---|
| Title | <input type="text" value="Mr"/> |
| First name | <input type="text" value="Dominic"/> |
| Surname | <input type="text" value="Page"/> |
| Company name | <input type="text" value="Gerald Eve LLP"/> |
| Address line 1 | <input type="text" value="1 Marsden Street"/> |
| Address line 2 | <input type="text"/> |
| Address line 3 | <input type="text"/> |
| Town/city | <input type="text" value="Manchester"/> |
| Country | <input type="text" value="United Kingdom"/> |
| Postcode | <input type="text" value="M2 1HW"/> |
| Primary number | <input type="text" value="01612590477"/> |
| Secondary number | <input type="text"/> |
| Email | <input type="text" value="dpage@geraldev.com"/> |

4. Site Area

| | |
|------------------------|---------------------------------------|
| What is the site area? | <input type="text" value="1.45"/> |
| Scale | <input type="text" value="Hectares"/> |

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes No

5. Description of the Proposal

Please describe the proposed development including any change of use

Erection of a new building comprising 10,015 sq m of manufacturing, laboratory and office accommodation (Use Classes B1 and B2) with ancillary canteen facilities; reconfiguration of internal site road, HGV parking and external storage areas; erection of 8 bright beer tanks and associated building (116 sq m); and associated works.

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

Existing brewery comprising external storage, vehicle/trailer parking, hardstanding, internal site road and landscaping

6. Existing Use

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site Yes No

A proposed use that would be particularly vulnerable to the presence of contamination Yes No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building? Yes No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

| Type | Area of land (ha) proposed for new development |
|---------------------------|--|
| Previously developed land | 1.45 |

7. Materials

Does the proposed development require any materials to be used in the build? Yes No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

| Walls | |
|--|---|
| Description of existing materials and finishes (optional): | n/a |
| Description of proposed materials and finishes: | Steel cladding (brown to match nearby buildings), concrete block work for plinth and glazing. |

| Vehicle access and hard standing | |
|--|--|
| Description of existing materials and finishes (optional): | Concrete hardstanding |
| Description of proposed materials and finishes: | Concrete hardstanding and internal site road |

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

Please refer to proposed elevations:
oO2082_01.11 – proposed north elevation
oO2082_01.12 – proposed south elevation
oO2082_01.13 – proposed west elevation
oO2082_01.14 – proposed east elevation

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or 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

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

9. Vehicle Parking

Is vehicle parking relevant to this proposal?

Yes No

10. 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 will need to provide a full tree survey with accompanying plan before your application can be determined. Your 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'

11. Assessment of Flood Risk

Is the site within an area at risk of flooding?

Yes No

Refer to the Welsh Government's Development Advice Maps website.

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

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

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

12. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, 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?

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.

12. Biodiversity and Geological Conservation

Your local planning authority will be able to advise on the content of any assessments that may be required.

13. 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

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

If Yes, please provide details:

Materials for recycling will be collected from the proposed development on a daily basis. Such materials would be stored within the building or within the designated/proposed external storage areas.

15. Trade Effluent

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

Yes No

16. Residential/Dwelling Units

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

Yes No

17. All Types of Development: Non-Residential Floorspace

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

Yes No

If you have answered Yes to the question above please add details in the following table:

| Use Class | 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) |
|-------------------------|--|---|---|--|
| B2 - General industrial | 0 | 0 | 9900 | 9900 |
| Total | 0 | 0 | 9900 | 9900 |

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

18. Employment

Will the proposed development require the employment of any staff?

Yes No

Existing Employees

Please complete the following information regarding existing employees:

18. Employment

| | |
|----------------------------|-----------------------------------|
| Full-time | <input type="text" value="0"/> |
| Part-time | <input type="text" value="0"/> |
| Total full-time equivalent | <input type="text" value="0.00"/> |

Proposed Employees

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

| | |
|----------------------------|---------------------------------|
| Full-time | <input type="text" value="50"/> |
| Part-time | <input type="text"/> |
| Total full-time equivalent | <input type="text"/> |

19. Hours of Opening

Are Hours of Opening relevant to this proposal? Yes No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? Yes No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Brewing and kegging of beer products. Requisite plant would be contained within the building.

Is the proposal for a waste management development? Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development? Yes No

22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? Yes No

23. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes, please provide details:

A period of pre-application public consultation has been carried out between Monday 13 September and 11 October 2021. A Pre-Application Consultation Report has been submitted in support of this planning application.

24. 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? (Please select only one)

- The agent
- The applicant
- Other person

25. Pre-application Advice

Has pre-application advice been sought from the local planning 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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Informal discussions were held regarding the principle of development, the scope of planning application documents and the strategy for construction. Broadly, the principle of development was accepted, noting that adequate replacement tree planting would be required to mitigate any losses. The approach to a phased construction process and the scope of planning documents were also agreed.

26. Authority Employee/Member

With respect to the Authority, is the applicant 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

Do any of these statements apply to you?

Yes No

27. Ownership Certificates

Certificate of Ownership - Certificate A - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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 (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date

Declaration made

28. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding
 (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role The applicant The agent

**28. Agricultural Holding Certificate Town and Country Planning
(Development Management Procedure) (Wales) Order 2012**

| | |
|------------------|--------------------------------------|
| Title | <input type="text"/> |
| First name | <input type="text" value="Dominic"/> |
| Surname | <input type="text" value="Page"/> |
| Declaration Date | <input type="text"/> |

Declaration made

29. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

| | |
|----------------------------------|----------------------|
| Date (cannot be pre-application) | <input type="text"/> |
|----------------------------------|----------------------|