

**Application for Outline Planning Permission With Some Matters Reserved.  
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. Applicant Name, Address and Contact Details**

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Adam"/>	Surname:	<input type="text" value="Bailey"/>
Company name:	<input type="text" value="Marcus Machines and Tools Ltd"/>				
Street address:	<input type="text" value="Marcus House"/>				
	<input type="text" value="Park Hall Business Village"/>			Telephone number:	<input type="text"/>
	<input type="text" value="Longton"/>			Mobile number:	<input type="text"/>
Town/City:	<input type="text" value="Stoke on Trent"/>			Fax number:	<input type="text"/>
Country:	<input type="text" value="England"/>			Email address:	<input type="text"/>
Postcode:	<input type="text" value="ST3 5XA"/>			<input type="text"/>	
Are you an agent acting on behalf of the applicant?				<input checked="" type="radio"/> Yes <input type="radio"/> No	

**2. Agent Name, Address and Contact Details**

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Patrick"/>	Surname:	<input type="text" value="Redmond"/>
Company name:	<input type="text" value="ctd architects"/>				
Street address:	<input type="text" value="Clerk Bank House"/>				
	<input type="text" value="Clerk Bank"/>			Telephone number:	<input type="text" value="01538373477"/>
	<input type="text"/>			Mobile number:	<input type="text"/>
Town/City:	<input type="text" value="LEEK"/>			Fax number:	<input type="text"/>
Country:	<input type="text"/>			Email address:	<input type="text"/>
Postcode:	<input type="text" value="ST13 5HE"/>			<input type="text" value="info@ctdarchitects.co.uk"/>	

**3. Description of the Proposal**

Please indicate all those reserved matters for which approval is being sought:

☒ Access     
 ☐ Appearance     
 ☐ Landscaping     
 ☐ Layout     
 ☐ Scale

Please describe the proposal:

1 x 4 storey apartment block fronting onto high street with vehicle access from high street to rear parking lot for 7 cars. Comprising 10: 1 bedroom and 8: 2 bedroom apartments.  
 1 x 3 storey apartment block with basement storey, fronting onto strangman street with vehicle access from strongman street to undercroft parking lot for 12 cars. Comprising 9: 2 bedroom apartments.

Has the building or works already been carried out?      ☐ Yes    ☒ No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

House:  Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:

Northing:

Description:

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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 the reference of the plan(s)/drawings(s)

Proposed new vehicle access from high street to rear parking lot for 7 cars: see drawing number AL 10: site plan as proposed.

Proposed pedestrian access into new apartment block from high street.

Proposed new vehicle access from strongman street to undercroft parking lot for 12 cars: see drawing number AL 10: site plan as proposed.

Proposed pedestrian access into new apartment block from strangman street.

#### 7. Waste Storage and Collection

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

☒ Yes ☐ No

If Yes, please provide details:

dedicated refuse bin enclosure provided on site for storage of refuse bins for use by residents.

See drawing number AL 10 for location and drawing AL 19 for details.

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

☒ Yes ☐ No

If Yes, please provide details:

separate recycling bins will be provide with the dedicated enclosure.

See drawing number AL 10 for location and drawing AL 19 for details.

## 8. Authority Employee/Member

With respect to the Authority, I am:

- (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

## 9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

### Boundary Treatments - description:

Description of *existing* materials and finishes:

masonry walls  
fabricated steel fencing

Description of *proposed* materials and finishes:

masonry walls  
fabricated steel fencing

### Doors - description:

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

high performance pvcu and/or aluminium framed double glazed units

### Roof - description:

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

plain clay roofing tiles  
standing seam metal roofing system  
single ply membrane

### Vehicle Access - description:

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

tarmacadam  
permeable paving parking bays and access  
small unit paving blocks

### Walls - description:

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

red facing brickwork  
blue facing brickwork  
rain screen cladding  
through coloured render system  
timber cladding

### Windows - description:

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

high performance pvcu and/or aluminium framed double glazed units

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

AL 01: site location plan  
AL 02: topographic survey as existing  
AL 05: photographs as existing  
AL 09: site plan as proposed (1:200)  
AL 10: site plan as proposed (1:100)

9. Materials

AL 11: floor plans: strangman street block  
AL 12: floor plans: high street block  
AL 13: strongman street block: elevations  
AL 14: high street block elevations  
AL 15: street elevations  
AL 16: site section A-A and B-B  
AL 17: site sections C-C and D-D  
AL 19: refuse bin enclosure & cycle store plans and elevations  
AL 23: perspective view 1  
AL 24: perspective view 2  
AL 25: perspective view 3  
AL 26: perspective view 4  
AL 27: perspective view 5  
AL 28: perspective view 6  
AL 29: perspective view 7  
AL 30: perspective view 8  
AL 31: perspective view 9  
AL 32: perspective view 10  
M3157 ground report: desk top study  
1617 design and access statement  
JA/16231/TN01: Technical note

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	19	19

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐  
Septic tank ☐ Cess pit ☐ Other ☐

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No ☒ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

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 ☒ Main sewer ☐ Pond/lake

## 12. Assessment of Flood Risk

How will surface water be disposed of?

☐ Soakaway

☐ Existing watercourse

## 13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for 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 guidance notes, 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

## 14. Existing Use

Please describe the current use of the site:

Vacant

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site:

Kwik Fit tyre depot

When did this use end (if known) (DD/MM/YYYY)?

01/01/2003

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

## 15. 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 your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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'.

## 16. Trade Effluent

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

☐ Yes ☒ No

17. Residential Units

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

☒ Yes ☐ No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	10	17	0	0	0
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total 27

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Overall Residential Unit Totals	
Total proposed residential units	27
Total existing residential units	

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

## 18. All Types of Development: Non-residential Floorspace

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

☐ Yes ☒ No

## 19. Employment

No Employment details were submitted for this application

## 20. Hours of Opening

No Hours of Opening details were submitted for this application

## 21. Site Area

What is the site area?

1,203.00

sq.metres

## 22. Industrial or Commercial Processes and Machinery

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:

none

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 clear what information it requires on its website.

## 23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

### A. Toxic substances

Amount held on site

Tonne(s)

### B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

### C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

## 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. Certificates (Certificate A)

Certificate of Ownership - Certificate A

25. Certificates (Certificate A)

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*“agricultural holding” has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act*).

Title:  First name:  Surname:

Person role:  Declaration date:  ☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form 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. ☒ Date