

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 Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	Altrincham Retail Park, Unit 1
Address line 1	George Richards Way
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	Altrincham
Postcode	WA14 5GR

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

Easting (x)	376558
Northing (y)	389325

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Company name	Lidl UK / Orchard Street Investment Management LLP (the Joint Applicants)
Address line 1	c/o Agent
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text"/>
Country	<input type="text"/>

2. Applicant Details

Postcode	<input type="text"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax 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="Daniel / Craig"/>
Surname	<input type="text" value="Wheelwright / Blatchford"/>
Company name	<input type="text" value="Rapleys LLP / Montagu Evans (Joint Applicants)"/>
Address line 1	<input type="text" value="Rapleys LLP / Montagu Evans"/>
Address line 2	<input type="text" value="55 Spring Gardens / 5 Bolton Street"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Manchester / London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="M2 2BY / W1J 8BA"/>
Primary number	<input type="text" value="07980871070"/>
Secondary number	<input type="text" value="07984458458"/>
Fax number	<input type="text"/>
Email	<input type="text" value="Daniel.Wheelwright@rapleys.com"/>

4. Site Area

What is the measurement of the site area?
(numeric characters only).

Unit

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

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.

Extension and sub-division of existing Homebase store (Unit 1) to create two new retail units (Use Class A1) comprising a retail warehouse unit and associated garden centre (Unit 1) and a discount convenience foodstore (Unit 1A), together with associated revised car parking arrangement, landscaping and formation of an additional site egress.

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

Use Class A1 (Homebase).

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

7. Materials

Does the proposed development require any materials to be used?

Yes No

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

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	- Kingspan KS1000MR Composite Panel Colour Moonstone RAL 7035

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	- Fortecrete Blockwork Colour 'Hamstone' Shotblast to match existing; - Equitone Fibre Cement Natura Facade panel Colour Anthracite

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	- New PPC Steel Fire Escape Door Colour Graphite Grey RAL 7024 - New insulated service door Colour Graphite Grey RAL 7024 - PPC Aluminium framed double glazing Colour Homebase Green

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	- PPC Aluminium framed double glazing Colour Graphite Grey RAL 7024

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	- Timber Garden Centre Fencing Stained light oak

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

7. Materials

Proposed Elevations (Dwg No. 14366-109 Rev. C).

8. 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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Proposed Site Plan (Dwg No. 14366-105 Rev. C).

9. Vehicle Parking

Is vehicle parking relevant to this proposal? Yes No

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	790	617	-173
Disability spaces	0	52	52
Other (e.g. bus) Parent and child spaces	0	27	27

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 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 plans 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'.

11. 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 a 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

11. Assessment of Flood Risk

- Existing water course
- Soakaway
- Main sewer
- Pond/lake

12. 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

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

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

Please see Drainage Statement.

14. Waste Storage and Collection

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

- Yes
- No

If Yes, please provide details:

Proposed GA Plan Ground (Dwg No. 14366-106).

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

- Yes
- No

15. Trade Effluent

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

- Yes
- No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

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)
A1 - Shops Net Tradable Area	5016	0	4691	4691
Total	5016	0	4691	4691

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

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Proposed employees			30

19. Hours of Opening

Are Hours of Opening relevant to this proposal? Yes No

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
A1 - Shops	Start Time: 08:00 End Time: 22:00	Start Time: 08:00 End Time: 22:00	Start Time: 10:00 End Time: 16:00	

20. 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:

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

20. Industrial or Commercial Processes and Machinery

should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

22. Site Visit

Can the site be seen from a public road, public footpath, bridle way 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

23. Pre-application Advice

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

Yes No

24. 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.

Yes No

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?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Orchard Street Investment Management LLP
Number	
Suffix	
House Name	16
Address line 1	New Burlington Place
Address line 2	
Town/city	London
Postcode	W1S 2HX
Date notice served (DD/MM/YYYY)	27/05/2019

Person role

- The applicant
 The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Joseph"/>
Surname	<input type="text" value="Romero"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="27/05/2019"/>

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 (cannot be pre-application)