High Peak Borough Council

working for our community

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. Applicant Name, Address and Contact Details

Title: Mr | First name: Michael | Surname: Tully

Company name: Styles and Wood Ltd

Street address: Aspect House, Manchester Road, West Timperley
Town/City: Altrincham
County: Cheshire
Country: England
Postcode: WA14 5PG

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Miss | First Name: Laura | Surname: Hayes

Company name: Styles and Wood Ltd

Street address: Aspect House, Manchester Road, West Timperley
Town/City: Altrincham
County: Cheshire
Country: England
Postcode: WA14 5PG

	Country Code	National Number	Extension Number
Telephone number:		0161 926	6191
Mobile number:			
Fax number:			

Email address: lhayes@stylesandwood.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Halifax PLC has identified the requirement for replacement of the existing R22 air conditioning equipment on site.
The existing air conditioning equipment on site has been surveyed and a basic asset register has been compiled.
Guidance has been taken from the Mechanical and Electrical project specific brief pertaining to the site and the requirements have been incorporated within this proposal where required.
Additional elements such as access / egress routes, general condition of the existing air conditioning installation and general building conditions where plant is located have all been taken in to consideration.
All existing equipment is to be recycled under the Mitsubishi Electric recycling scheme.
R22 refrigerant gas shall be recovered and disposed of under the F Gas regulations.
The existing scope of works related to the removal of 10 No existing split and twin application fan coil units located throughout the Ground and First floors.
It was noted as part of the survey that the top floor meeting room has no direct heating/cooling provision. There is a linear grille which is fed from the main AHU plant but with little control. The room is subject to levels of temperature differing from those throughout the remaining of the building, we have allowed for an additional wall unit in this room as requested.
Refrigerant pipework would require a complete strip out and replacement with new VRV compatible pipework and services.
Existing condensate provision would require a partial strip out with modifications to suit the VRV compatible pipework and services.
The mains power supplies will require complete new installation, with 3 phase provision to external unit and 16A ring main with 5A spur, to each of the internal fan coil units.
The existing systems are controlled via a central panel. This control is to be provided via a dedicated centralised control unit, thus removing control provision of the Air conditioning, from the existing panel.

3. Description of the Proposal (continued)

Has the building, work or change of use already started? ○ Yes ◉ No

4. Site Address Details

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

House: 74 Suffix:

House name: Halifax Plc

Street address: Spring Gardens

Town/City: Buxton

County: Derbyshire

Postcode: SK17 6DL

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

Easting: 406128

Northing: 373579

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local 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: Miss First name: Faye Surname: Gaskell

Reference: -

Date (DD/MM/YYYY): 03/10/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Thank you for your email. I can confirm that under Part 42 of the Town and Country (General Permitted Development) (Amendment) (England) order 2008 planning consent is required for the proposed works. This is because the site falls within a conservation area.
An application can be submitted online at www.planningportal.gov.uk . The current fee for the application is £170.

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

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

Have arrangements been made for the separate storage and collection of recyclable waste? ◉ Yes ○ No

If Yes, please provide details:

All existing equipment is to be recycled under the Mitsubishi Electric recycling scheme.

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):

9. (Materials continued)

Others - description:

Type of other material: A/C plant

Description of *existing* materials and finishes:

The branch is currently served by the following existing R22 Mitsubishi split systems :
Existing LPHW and electric heating
• Ground Floor ATM Room (Unit 3): PLAP2 / PUH2VKA cassette system – Pipework 3/8 and 5/8 / Interconnecting 12V 3 Core / Mains Power - Indoor 1PH 6A and Outdoor 1PH 16A
• Ground Floor Interview Room (Unit 4) : FTXS35 / RY35 wall mount system – Pipework 3/8 and 1/4 / Interconnecting 12V 3 Core / Mains Power - Indoor 1PH 6A and Outdoor 1PH 16A• Ground Floor Banking Hall (Units 1 & 2) : 2 off PLAP2 / PUH4VKA twin cassette system – Pipework 3/8 and 5/8 / Interconnecting 12V 3 Core / Mains Power - Indoor 1PH 6A and Outdoor 1PH 16A
• First Floor Interview Office 1 (Unit 5) : PKH1.6FKH / PUH1.6VKA wall mounted system - Pipework ¼ and 3/8 / Interconnecting 4 Core / Mains Power – Indoor Only 1PH 13A
• First Floor Interview Office 2 (Unit 6) : PKH1.6FKH / PUH1.6VKA wall mounted system - Pipework ¼ and 3/8 / Interconnecting 4 Core / Mains Power – Indoor Only 1PH 13A
• First Floor Comms Room (Unit 7) : PKH1.6FKH / PUH1.6VKA wall mounted system - Pipework ¼ and 3/8 / Interconnecting 4 Core / Mains Power – Indoor Only 1PH 13A
• First Floor Interview Office 3 (Unit 8) : PKH1.6FKH / PUH1.6VKA wall mounted system - Pipework ¼ and 3/8 / Interconnecting 4 Core / Mains Power – Indoor Only 1PH 13A
• First Floor Interview Office 4 (Unit 9) : PKH1.6FKH / PUH1.6VKA wall mounted system - Pipework ¼ and 3/8 / Interconnecting 4 Core / Mains Power – Indoor Only 1PH 13A
• First Floor Interview Office 5 & Corridor (Unit 10) : PEHD1.6 / PUH1.6VKA void pack system - Pipework 3/8 and 5/8 / Interconnecting 12V 3 Core / Mains Power - Indoor 1PH 6A and Outdoor 1PH 16A

Description of *proposed* materials and finishes:

De-commissioning of redundant plant
We propose to replace the existing Mitsubishi R22 equipment with the following Daikin R410A VRV system :
• Ground Floor ATM (Unit 3):
1 No FXFQ50P9 Cassette• Ground Floor Banking Hall (Unit 1) :
1 No FXFQ50P9 Cassette
• Ground Floor Banking Hall (Unit 2) :
1 No FXFQ50P9 Cassette
• Ground Floor Interview Office (Unit 4) :
1 No FXAQ32P Wall Mount
• First Floor Interview Office 1: (Unit 5)
1 No FXAQ32P Wall mount
• First Floor Interview Office 2 (Unit 6)
1 No FXAQ32P Wall mount
• First Floor Interview Office 3 (Unit 8)
1 No FXAQ32P Wall mount
• First Floor Interview Office 4 (unit 9)
1 No FXAQ32P Wall mount
• First Floor Interview Office 5 and corridor area. (Unit 10)
1 No FXSQ32P Ducted
• First Floor Comms. Room (Unit 7)
1 No FXAQ32P Wall mount
• Second Floor Training Room (Unit 11)
1 No FXAQ40P
Each indoor to come complete with a BRC1D52 hard wired remote controller
VRV system to be connected to 1 No Centralised controller.
Redecoration required around new wall mounted units.
Alterations to existing suspended ceiling to suit new cassette units.
Removal and re-instatement of existing ceilings to facilitate removal and installation of new refrigerant pipework.
Local builders work / fire stopping required to make good existing holes following removal of existing pipework and installation of new including installation of new remote control cables, interconnecting wiring, mains power supplies and control cables.
New steelwork support system required for roof mounted VRV condenser (subject to structural engineers design)

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:

Halifax Buxton R22 works Contractors Proposal

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	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

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
☐ 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:

The building is currently used as a Halifax Plc branch with both a banking hall and back of house facilities for staff.

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

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 construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ◉ Yes ○ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

R22 refrigerant gas shall be recovered and disposed of under the F Gas regulations.

17. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

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

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	5	2	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
A1	9.00am	5.00pm	9.00am	12.00pm			☐

21. Site Area

What is the site area? 116.25 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:

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1 No FXAQ32P Wall mount
• Second Floor Training Room (Unit 11)
1 No FXAQ40P
Each indoor to come complete with a BRC1D52 hard wired remote controller
VRV system to be connected to 1 No Centralised controller.

Is the proposal for a waste management development? ○ Yes ◉ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

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
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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 or building to which the application relates.

Title: Mr First name: Michael Surname: Tully

Person role: Applicant Declaration date: 10/10/2012 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete 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: ( )

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: Michael Surname: Tully

Person role: Applicant Declaration date: 10/10/2012 ☒ 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 10/10/2012