



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:	<input type="text"/>	First Name:	<input type="text"/>	Surname:	<input type="text" value="Balmoral Park Limited"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="Balmoral Park"/>				
	<input type="text" value="Loirston"/>				
	<input type="text"/>				
Town/City:	<input type="text" value="Aberdeen"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="AB12 3GY"/>				
	Telephone number: <input type="text"/>				
	Mobile number: <input type="text"/>				
	Fax number: <input type="text"/>				
	Email address: <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="John"/>	Surname:	<input type="text" value="Findlay"/>
Company name:	<input type="text" value="Ryden LLP"/>				
Street address:	<input type="text" value="25 Albyn Place"/>				
	<input type="text"/>				
	Telephone number: <input type="text" value="01224588866"/>				
	Mobile number: <input type="text" value="07850173652"/>				
Town/City:	<input type="text" value="Aberdeen"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="AB15 8UG"/>				
	Fax number: <input type="text"/>				
	Email address: <input type="text" value="john.findlay@ryden.co.uk"/>				

3. Description of the Proposal

Please describe the proposed development including any change of use:

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)

Description:

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:

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: First name: Surname:

Reference:

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

Details of the pre-application advice received:

Commented on submitted indicative proposals relative to building design and finishes. Provided advice regarding, site history, relevant planning policy and supporting information to be submitted with the application.

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)

DRWG.NR. E2631-101 Proposed Site Layout Plan; and, DRWG.NR. E2631-110.

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

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:

Description of *proposed* materials and finishes:

Galvanised steel palisade security fencing, 2250mm high with fairfaced blockwork walling and planter colour grey at entrance feature. Gatehouse security cabin to be provided at entrance (Pre-fabricated GRP 2.5m x 3.6m by CB Fabrications, colour goosewing grey - RAL 080 70 05).

Doors - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Office element comprising powder coated aluminium system 10 frames double glazed. Colour as per secondary contrasting panel anthracite RAL 7016. Metal roller shutter doors to industrial element.

Roof - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

80mm thick composite insulated profiled steel roof cladding panels (Kingspan KS1000RW Trapezoidal) colour goosewing grey RAL 080 70 05.

Vehicle Access - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Tarmac access and parking areas with concrete hardstanding to perimeter of industrial building.

Walls - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Industrial Unit comprising fair faced, paint-grade, dense concrete blockwork base walls to 2250m from finished floor level with 60mm thick composite insulated profiled steel wall cladding panels (Kingspan KS1000RW Trapezoidal) above. Main panel colour goosewing grey (RAL 080 70 05) with contrasting panels colour anthracite (RAL 7016).
Office element comprising composite insulated cladding panel (Kingspan KS600-1000 mini-micro) main colour goosewing grey (RAL 080 70 05) with secondary contrasting panels colour anthracite (RAL 7016).

Windows - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Powder coated system 10 frames tilt and turn double glazed casement windows to office element. Colour as per secondary contrasting wall panel, anthracite RAL 7016.
Kingspan 1000 trapezoidal polycarb roof panels to industrial element.

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:

DRWG.NR. E2631-101 Proposed Site Layout Plan; DRWG.NR. E2631-102 Proposed Elevations; DRWG. NR. E2631-105 Proposed Sections and Construction; DEWG.NR. E2631-110 Proposed Site Entrance and Security Gatehouse; and, DRWG.NR. E2631-140 Proposed Substation. Design and Access Statement CB/E2631.

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	73	73
Cycle spaces	0	24	24
Motorcycles	0	4	4

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

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

DRWG NR: 116641/2001

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:

Vacant business and industrial site.

Is the site currently vacant?

Yes No

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

Reclaimed former colliery site.

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

01/01/1991

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					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

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 - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					

17. Residential Units

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
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

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
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

Use Class/type of use	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)
B1 (a) - Office (other than A2)	0	0	1,034	1,034
B2 - General industrial	0	0	5,540	5,540
Total	0	0	6,574	6,574

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

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

19. Employment

If known, please complete the following information regarding employees:

19. Employment

	Full-time	Part-time	Equivalent number of full-time
Existing employees	60		
Proposed employees	70		

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

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:

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 B)

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

25. Certificates (Certificate B)

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 (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant (*"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: <input type="text" value="The Homes and Communities Agency"/>	<input type="text" value="22/12/2016"/>
Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="St George's House"/>	
Street: <input type="text" value="Kingsway"/>	
Locality: <input type="text" value="Gateshead"/>	
Town: <input type="text" value="Tyne & Wear"/>	
Postcode: <input type="text" value="NE11 0NA"/>	

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