

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk



Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Greg McAvoy
Seven Brothers Bars Ltd
Unit 33
Waybridge Enterprise Centre
Daniel Adamson Road
Salford
M50 1DS

Agent (if used)

Part 1 – Particulars of the application/development

Proposal. Change of use from cafe (Use Class A3) to drinking establishment (Use Class A4)

Location: Unit 1 , 31 Blossom Street, Ancoats Urban Village, Ancoats, Manchester, M4 6AJ

Date of application: 9 June 2015

Application number: 109019/FU/2015/N1

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in this delegated report. The local planning authority has worked in a positive and pro-active manner in discussions with the applicant and consultees and has negotiated the conditions set out in this report to support the business needs of the development whilst safeguarding the amenities of local residents.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents.

Application form;

Plans and elevations of the building stamped as received by the City Council as Local Planning Authority on the 28th May 2015;

Site Layout as Proposed (Plan ref: D(--)-1000 Rev A) and Blossom Street Elevation (Plan ref: D(--)-300 Rev A) all stamped as received by the City Council as Local Planning Authority on the 28th May 2015;

Waste Management Strategy dated 28/05/2015 stamped as received by the City Council as Local Planning Authority on the 9th June 2015;

Site Layout as Existing showing location of waste containers (Plan ref. E(--)-1000 (Rev A), superseded by plan showing revised waste containers storage location prepared by Falconer Chester Hall Architects titled. Ground Floor GA and received by email on the 16th July 2015,

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to saved policy DC1 of the Unitary Development Plan for Manchester and policy DM1 of the adopted Core Strategy Development Plan Document for the City of Manchester.

3) The premises shall not be open outside the following hours:

Sunday to Thursday 12.00 to 23.30

Friday to Saturday 12.00 to 00.00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies SP1, C10 and DM1 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

4) Prior to first use of the development hereby approved details of a Crime Impact Lite Statement outlining the measures and procedures to secure the building, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be carried out in accordance with the recommendations contained within the Statement.

Reason - To reduce the risk of crime pursuant to saved policy E3.5 of the Unitary Development Plan of the City of Manchester and policies SP1, DM1 and C10 of the adopted Core Strategy for the City of Manchester.

5) Prior to first use of the premises, a noise study of the premises and a scheme of acoustic treatment shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use

commences and shall remain in situ whilst the use or development is in operation and at all times thereafter.

Reason - In order to secure a reduction in the level of noise emanating from the equipment, to safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1, DM1 and C10 of the adopted Core Strategy for the City of Manchester and to saved policy DC26 of the Unitary Development Plan for Manchester.

6) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences. The approved scheme shall be implemented prior to occupancy and shall remain operational at all times thereafter.

Reason - In the interests of amenity and public health pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

7) No loading or unloading shall be carried out on the site outside the hours of 07.30 to 20.00, Monday to Saturday; no deliveries / waste collections on Sundays and Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation when the development is complete, pursuant to policies SP1, DM1 and C10 of the adopted Core Strategy for the City of Manchester and to saved policy DC26 of the Unitary Development Plan for Manchester.

8) Prior to first use of the premises hereby approved, a scheme for the management of patrons and the use of external areas shall be submitted to the City Council as local planning authority for approval. For the avoidance of doubt, this shall include details of:

- Dispersal policy;
- Use of areas external to the premises including operating hours and the discontinued use of such areas after 9pm;
- Mechanism for ensuring windows and doors remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

9) The development shall be carried out in accordance with the waste management details as indicated on the drawing number 100g received by email on the 16 July 2015 entitled Ground Floor GA prepared by Falconer Chester Hall Associates and shall be in place prior to first use of the premises. The waste refuse scheme shall be carried out in accordance with the approved details for as long as the premises remains in use.

No waste shall be removed from the premises to the waste storage containers shown on the above drawing between the hours of 9pm and 8am Monday to Sunday.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to saved policy DC26 of the Manchester Unitary Development Plan and policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

This permission does not grant approval under Building Regulations.

The applicant should seek the advice of the Design for Security team at Greater Manchester Police at an early stage to discuss the security needs of the development. The DfS team can be contacted at:

Tel: 0161 856 5912 or 0161 856 2362 Mobile: 07796 705135

E: info@designforsecurity.org www.designforsecurity.org

Date: 28 July 2015

Signed.



Julie Roscoe
Head of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

