

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 Abraham Halpern
Brecksides Estates LLP
4 The Cottage
Deva Centre
Manchester
M3 7BE

Agent (if used)

Mr DK Seddon
Howard & Seddon ARIBA
64 Washway Road
M33 7RE

Part 1 – Particulars of the application/development

Proposal: Erection of 44 no. 2 and 2.5 storey semi-detached and detached, three and four bedroom dwellings with associated external works, including retaining walls, boundary treatment, car parking, landscaping and associated highway works, including alterations to existing access road - Saddlecote Close, following demolition of existing Sexton's House / Clarksville Farm.

Location: Clarksville Farm , Crescent Road, Manchester, M8 5UR

Date of application: 15 February 2017

Application number: 115139/FO/2017

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

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 drawings numbered :-

J4284 EX01 (Drainage Strategy)solely in relation to drainage; 12490 105 rev. A (site edged red); J4284 02 (existing and proposed site levels) , date stamped as received on 26th January 2017

12490 05 rev.H (sketch site plan) as amended by 12490 10 rev.D (site plan indicating ownership boundary) which shows the updated site layout;
12490 06 rev.H (Floor plans)
date stamped as received on 13th February 2017;
SCP/16192/ATR01 (swept path analysis)
Typical Garden Shed.

Design and Access Statement; Economic Viability Assessment; Viability Appendices ;
Proposed drainage strategy;; Waste Management Strategy; Crime Impact Statement
Version A:16/01/17 ref:2011/0858/CIS/01; Tree Survey and plan date stamped as
received on 13th February 2017; Sustainability Statement; Ecological Appraisal by
Urban Green dated October 2016;

12490 09 rev. B (site sections) date stamped as received on 15th February 2017;

J4284 01 rev.A (Proposed retaining wall layout) date stamped as received on 5th May 2017;
J 4284 03 (proposed sections) date stamped as received on 5th May 2017 as revised
by PR/17/ AH01/GA/01 rev D (landscape works) and 12490 11 rev.D (Proposed site
Plan) date stamped as received on 15th June 2017 in respect of boundary fence
locations;;

12490 10 rev.D (site plan indicating ownership boundary); 12490 12 rev.A (plot 29 &
30 plans and elevations) date stamped as received on 10th May 2017;

Phase 1& 2 Site investigation report 2010 analysis by TerraConsult dated 15th May 2017;

Transport Statement (ref: TH/162/TS/0) dated May 2017 received on 4th May 2017

E-mail received 13th June 2017 from the planning agent in relation to land ownership
Email from applicant Mr Halpern dated 15th June 2017 confirming he has a legal
easement right over the adopted part of Saddlecote close with the ability to apply for
road adoption on this section so it joins his site.

PR/17/ AH01/GA/01 rev D (landscape works); 12490 11 rev.D (Proposed site Plan);
12490 13 rev. A (front boundary walls), 12490 08 rev.F (elevations and floor plans
plots 33-36); received on 15th June 2017 ;

Reason - To ensure that the development is carried out in accordance with the
approved plans, pursuant to policies SP1 and DM1 of the Core Strategy for
Manchester.

3) Prior to commencement of works on site, a construction method statement
(including details of any vibro compaction works), hours of operation, and a strategy for
the management of construction traffic, (including information regarding site approach
routes, and directional signage) shall be submitted to and approved in writing by the
City Council as local planning authority. The construction method statement and
strategy shall be implemented in full throughout the construction period.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

4) No above ground works forming the development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

5) The car parking shall be surfaced, demarcated and made available for use before the development is occupied, in accordance with details to be submitted to and approved in writing by the City Council as Local Planning Authority. The car parking spaces shall then be available at all times whilst the buildings are occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the buildings are occupied, pursuant to saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

6) The development shall be implemented in accordance with the recommendations within the submitted Crime Impact Statement (16/01/2017 - URN:2011/0858/CIS/01), including the physical security specifications listed within section 4 of the appendices within the submitted Crime Impact Statement. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secure by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy for Manchester and to reflect the guidance in the National Planning Policy Framework.

7) Prior to the commencement of the development hereby approved, an Environmental Standards Statement outlining how the development will achieve a sustainability rating based on the principles of the Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least three star sustainability rating under the code for sustainable homes shall be submitted and approved by the City Council as the Local Planning Authority. A post construction review statement and/or certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, EN4-EN7 and DM1 of the Core Strategy for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

8) Full detailed designs (including specifications) of all highways works (including any requirements for Traffic Regulation Orders, and off site highway works) shall be submitted to and approved in writing by the City Council as Local Planning Authority,

prior to the development commencing. The development shall be implemented in accordance with the approved details prior to any residential unit within the development being first occupied.

Reason - In the interests of highway safety, pursuant to policy T1 of the Core Strategy for Manchester.

9) Prior to the installation of the raised plateau to the entrance of the site finalised detailed designs of the raised plateau, together with the location, shall be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason - In the interests of highway safety and pedestrian safety, pursuant to policies DM1, SP1 and T1 of the Core Strategy for Manchester.

10) Within 3 months of commencement of development hereby approved details of a Travel Plan with the objective of reducing car borne journeys; and including particulars of its implementation and monitoring of effectiveness and how measures to improve effectiveness shall be implemented, (with specific reference to traffic management measures based on monitoring data of the existing traffic volumes in conjunction with the future traffic forecasts) for that phase of development shall be submitted to and approved in writing by the City Council as local planning authority prior to first occupation of any premises within the Phase; For so long as the use is in operation the local planning authority shall be provided with such information as specified in the Travel Plan and all measures that are identified that can improve the effectiveness of the Travel Plan shall be adopted and implemented within a timescale agreed in writing by the local planning authority, as part of the Travel Plan.

Reason - To assist promoting the use of sustainable forms of travel pursuant to policies SP1, T2 and DM1 of the Core Strategy for Manchester.

11) Within six months of first occupation of the development, a repaving strategy for the public footpaths and redundant vehicular crossings shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be carried out in accordance with an implementation programme to be approved by the Local Planning Authority.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes, pursuant to policy DM1 of the Core Strategy for Manchester.

12) The development shall not be occupied until the gardens sheds incorporating secure loop brackets for bicycle storage have been provided in accordance with details submitted to the City Council as local planning authority on 15th February 2017. These facilities shall then be permanently retained for bicycle storage.

Reason - To ensure that adequate provision is made for bicycle storage so that persons occupying or visiting the development have a range of options in relation to mode of transport, pursuant to T1 and DM1 of the Core Strategy for Manchester.

13) Details of access proposals to the development for mobility impaired persons including route widths, levels and gradients, shall be submitted to and approved in

writing by the City Council as local planning authority before development of each Phase commences. The approved details shall be implemented before the development is first brought into use.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of the Unitary Development Plan for the City of Manchester saved policy DC7, and policy DM1 of the Core Strategy for Manchester.

14) Prior to the erection of the above ground works, an acoustic attenuation scheme to protect against noise from Crescent Road including particulars of the internal noise levels to be achieved, acoustic glazing and any acoustically treated ventilation to be installed as part of that Phase of the development, shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied. The proposed site is in close proximity to North Manchester General Hospital so an assessment of L_{Amax} levels should also be made taking into account noise from sirens. Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary.

Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied, pursuant policies SP1, H1 and DM1 of the Core Strategy for Manchester.

15) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in

writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

16) The development hereby approved shall be implemented in full accordance with the Waste Management Strategy submitted to the Local Planning Authority, which includes a scheme for the disposal of refuse including segregated waste for recycling. The details of this approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with policies SP1 and DM1 of the Core Strategy for Manchester.

17) The development shall be implemented in accordance with the detailed cross section plans of the existing and proposed external ground levels shown on plan refs: 12490 09 rev. B (site sections) and J4284 03 (proposed sections).

Reason - To safeguard residential and visual amenity, and to ensure that a satisfactory development is carried out, pursuant to policy DM1 of the Core Strategy for Manchester

18) Prior to the installation of the retaining walls on the site, finalised detailed elevational designs of the retaining walls, shall be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason - In the interests of visual amenity , pursuant to policies DM1, and SP1 of the Core Strategy for Manchester.

19) Prior to the commencement of development, details of the strategy for all external lighting, including lighting on the buildings, within a building's curtilage, and lighting units within the public realm works, shall be submitted to, and approved in writing by, the City Council as local planning authority. The development shall be implemented in accordance with the approved details.

Reason - To ensure adequate lighting within the development and to ensure full accessibility within the public realm works, pursuant to policies SP1 and policy DM1 of the Core Strategy for Manchester.

20) If, when the lighting units are illuminated, they cause glare or light spillage which is in the opinion of the City Council as Local Planning Authority to the detriment of adjoining and nearby residential properties, such measures as the Council as LPA confirm in writing that they consider necessary including baffles and/or cut-offs shall be installed on the units and adjustments shall be made to the angle of the lighting units and the direction of illumination, which shall thereafter be retained in accordance with details which have received the prior written approval of the Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of existing and proposed nearby residential accommodation, pursuant to policies SP1 and policy DM1 of the Core Strategy for Manchester.

21) The landscaping scheme shall be implemented in accordance with the details shown on plan ref: PR/17/ AH01/GA/01 Rev.D (landscape works) . The approved scheme shall be implemented not later than 12 months from the date of first occupation of any building within that Phase. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for each Phase of the development is carried out, that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy for Manchester.

22) No trees shall be felled, or have any works undertaken on them, during the bird nesting season (March to August inclusive).

Reason - To ensure the protection of wildlife habitats in the locality, pursuant to policy EN15 of the Core Strategy for Manchester.

23) Within the development, all trees, shrubs and hedges within the development and/or trees whose root structure may extend within the development, which are to be retained shall be fenced off in accordance with British Standard 5837 (1991) before any building or other operation approved by this permission is carried out . Thereafter, no excavation or other building or engineering operations shall take place and no plant, machinery or materials (including excavated material) shall be placed, deposited, stored or stacked within any such fence during the construction period.

Reason - In order to avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area, pursuant to policy EN9 of the Core Strategy for Manchester .

24) In this condition "retained tree" means an existing tree (including street trees), shown as being retained as part of the landscaping scheme to be approved as part of a reserved matters application; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the buildings for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the landscaping scheme to be approved at reserved matters stage without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree along the eastern boundary shall be undertaken in accordance with the

approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

25) No part of the development hereby permitted (such works to include the demolition of built structures) shall commence until, details of a permanent bat roost, as part of the approved development and associated lighting scheme have been submitted to and agreed in writing with the Local Planning Authority. The permanent bat roost and lighting scheme should then be installed in accordance with the agreed design.

Reason - To ensure the protection of wildlife habitats in the locality, pursuant to policy EN15 of the Core Strategy for Manchester.

26) Before the erection of the above ground floor structures, full details of a scheme for the management, destruction and /or disposal of Japanese Knotweed , to be carried out by the developer, shall be submitted to and approved in writing by the City Council as Local Planning Authority. This plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority for approval . Any such scheme shall be implemented in full.

Reason - To prevent the spread of Japanese Knotweed, which has been found on part of the site in accordance with the Wildlife and Countryside Act 1981.

27) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) none of the dwellings hereby approved shall be used for any other purpose (including any other purpose in Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

28) Prior to development commencing a local labour agreement shall be submitted to and agreed in writing with the City Council as local planning authority. The approved

scheme shall be in place prior to the commencement of the development, and shall be kept in place thereafter.

Reason - To safeguard local employment opportunities, pursuant to policies EC5 of the Core Strategy for Manchester.

29) No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following: 1. A phased programme and methodology of investigation and recording to include: - an archaeological desk based assessment - informed by the above, archaeological evaluation through trial trenching - dependent on the above, targeted more detailed area excavation and recording 2. A programme for post investigation assessment to include: - production of a final report on the significance of the below-ground archaeological interest. 3. Deposition of the final report with the Greater Manchester Historic Environment Record. 4. A scheme for disseminating the history and archaeology of the site. 5. Provision for archive deposition of the report and records of the site investigation. 5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: In accordance with NPPF Section 12, Paragraph 141 - To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible. GMAAS will monitor the implementation of the archaeological works on behalf of Manchester Planning Authority.

30) Notwithstanding information shown on plan ref: PR/17/ AH01/GA/01 Rev. D (landscape works), no landscaping works shall commence until there has been submitted to and approved in writing by the local planning authority a plan indicating the finalised positions, design, materials and type of boundary treatment to be erected on the site, together with the proposed timing of the erection of the boundary treatment. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located in order to comply with policies SP1 and DM1 of the Core Strategy for Manchester.

31) Prior to the installation of the gates to the access to the cemetery courtyards referred to in the Crime Impact Statement finalised details of the location elevational design detailed specifications of the method of gate control (closure and locking mechanisms) shall be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason - In the interests of highway safety and pedestrian safety, pursuant to policies DM1, SP1 and T1 of the Core Strategy for Manchester.

32) No development takes place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable

Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority. o Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building;

- o Hydraulic calculations of the proposed drainage system for the entire network;
- o Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. The flood water should be routed away from the buildings and towards the less vulnerable areas i.e. open spaces, car parks and roads. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.
- o Construction details of flow control and SuDS elements.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to national policies within the NPPF and NPPG, and policies EN8, EN14 and DM1 of the Core Strategy for Manchester.

33) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- o Verification report providing photographic evidence of construction as per design drawings;
- o As built construction drawings if different from design construction drawings;
- o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To ensure a satisfactory method of surface water disposal and prevent the increased risk of flooding elsewhere, and ensure future maintenance of the surface water drainage system, pursuant to policies EN8, EN14 and DM1 of the Core Strategy for Manchester.

34) Prior to the commencement of above ground works a landscape management and maintenance strategy that includes provisions for the long-term management of the landscaped slope and boundary treatment adjacent to Crescent Road shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved method statement.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Date: 30 June 2017

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, they may appeal to the 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 gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

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 Secretary of State has power to allow a longer period for the giving of a notice of appeal but they 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 Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they 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 Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Appendix A



**The Coal
Authority**

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison

Telephone: 01623 637 119

Email: planningconsultation@coal.gov.uk

Website: www.gov.uk/government/organisations/the-coal-authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

This Standing Advice is valid from 1st January 2017 until 31st December 2018