

Planning

Growth & Neighbourhoods Directorate

Register of Applications

Application Reference

066327/FO/SOUTH2/02

Date Registered

08 Oct 2002

Applicant's Name & Address

Capital & Provincial Property
Company Ltd., 75, Wigmore Street, London W1U 1QD

**Agent's Name & Address (where
applicable)**

KKA,
Highpoint, 34, Highfield Street, Liverpool, L3 6AA

Location

749-807, Princess Road, Didsbury

Proposal

Erection of 2no. single storey retail units (Class A1) with associated car parking, new access and fencing following demolition of existing buildings

Ward(s)

Barlow Moor Ward

Decision

Approved

Date of Decision

10 Jan 2003

Conditions and Reasons:

1) The development must be begun not later than the expiration of five 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) Samples of the materials to be used in the external elevations shall be submitted to and approved by the City Council before the development is commenced.

Reason

In the interests of visual amenity and to ensure a satisfactory development.

3) The development hereby approved shall be carried out in accordance with the drawings numbered LO1, LO3/E, LO4/C, LO5/B & L10/B, and the further information received on the 15th November 2002.

Reason

For the avoidance of doubt.

4) Provision shall be made, to the satisfaction of the City Council, for the adequate storage and disposal of refuse.

Reason.

In the interests of amenity and public health.

5) Before the use commences, the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved by the City Council in order to secure a reduction in the level of noise emanating from the site/property.

Reasons

To safeguard the amenities of the occupiers of nearby residential accommodation.

6) The retail units hereby approved must not be open, including work or other activities, outside the following hours:-

9.00 a.m. to 7.00 p.m. Mondays to Saturdays.

10.00 a.m. to 4.00 p.m. Sundays

Reason

To safeguard the amenities of the occupiers of nearby residential accommodation once the development is completed.

7) There shall be no deliveries to and from the site between the following hours;

8.00 p.m. and 7.30 a.m. Monday to Sunday

Reason

To safeguard the amenities of the occupiers of nearby residential accommodation once the development is completed.

8) Any proposed boundary treatment to the site must not exceed a height of 0.6 metres inside the visibility splays shown on drawing L10/B approved by the Highways Engineers.

Reason

To ensure clear visibility for vehicles and pedestrians in the interests of highway safety.

9) The existing boundary wall around the site must be retained during and after development. Any part of the wall removed or damaged during the works, must be replaced to match the existing.

Reason

To secure the satisfactory development of the site and in the interests of residential and visual amenity.

10) The premises hereby approved shall not be used for any food retail use within Class A1 of the Schedule to the Town & Country Planning (Use Classes) Order 1987.

Reason.

To protect the nearby district centres in compliance with City Council policy.