MANCHESTER CITY COUNCIL

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Facilities and Premises Director
The East Manchester Academy
Grey Mare Lane
Manchester
M11 3DS

Agent (if used)

Mr Stephen Nicholls
Lancaster Maloney
Equitas House
Unit 6 Station View
Rhino Court
Stockport
SK7 5ER

Part 1 – Particulars of the application/development

Proposal: Erection of replacement and existing 1.8 metre and 2.4 metre perimeter fencing to match existing fencing

Location: East Manchester Academy , Grey Mare Lane, Manchester, M11 3DS

Date of application: 6 June 2018

Application number: 120154/FO/2018

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

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. Requests for further information were addressed by the developer during the process, however further information regarding tree loss mitigation has been mutually agreed with the developer to be conditioned as part of the decision.

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:

Site Location Plan PL-01, stamped as received by the City Council as Local Planning Authority on 29 May 2018.

Drawing PL-02 Revision B, stamped as received by the City Council as Local Planning Authority on 28 August 2018.

Drawing PL-03, stamped as received by the City Council as Local Planning Authority on 17 August 2018.

Drawing 101923-PF-01-ATR-DR-HW Revision P01, stamped as received by the City Council as Local Planning Authority on 24 August 2018.

Drawing 101923-PF-01-100-DR-HW-0 Revision P01, stamped as received by the City Council as Local Planning Authority on 24 August 2018.

Design and Access Statement (dated July 2018), stamped as received by the City Council as Local Planning Authority on 19 July 2018.

Arboricultural Impact Assessment BE-748.1a (Bagshaw Ecology Ltd), stamped as received by the City Council as Local Planning Authority on 17 August 2018.

STYLEGAURD-R specification supplied by Barkers Fencing Railing Systems, stamped as received by the City Council as Local Planning Authority on 29 May 2018.

Email correspondence from Stephen Nicholls on behalf of lancastermaloney regarding arboricultural consultant (dated 03 September 2018), stamped as received by the City Council as Local Planning Authority on 03 September 2018.

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.

3) Within 3 months of the hereby approved development commencing a soft landscaping treatment scheme shall be submitted to and approved in writing by the City Council as local planning authority. The approved soft landscaping treatment scheme shall be carried out in full within 3 months of the scheme being approved in writing by the City Council as local planning authority.

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, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the same location.

For the avoidance of doubt, the soft landscaping treatment scheme shall include details of suitable replacement trees and shrubs which are required to mitigate the loss of existing trees and shrubs (to be removed or pruned), as identified in the Arboricultural Impact Assessment BE-748.1a (Bagshaw Ecology Ltd), stamped as received by the City Council as Local Planning Authority on 17 August 2018.

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 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.

Alterations to the highway will be required (including signing, road markings and footway reinstatement and are to be undertaken through S278 agreement between the developer and MCC which would include any required technical approval. The following link can be used:

http://www.manchester.gov.uk/directory_record/270134/permission_to_do_work_on_the_highways_section_278_agreements/category/355/highways_and_pavements

Date: 7 September 2018

Signed: 

Julie Roscoe
Head of Planning, Building Control & Licensing

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 of 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