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

Mr Stuart Parks
Aldi Stores Limited
C/o Agent

Agent (if used)

Mr Lee Shaw
HOW Planning LLP
40 Peter Street
Manchester
M2 5GP

Part 1 – Particulars of the application/development

Proposal: Removal of condition no. 11 (Servicing Hours) attached to planning approval 111680/FO/2016/S2 to allow for unrestricted deliveries

Location: 244 Altrincham Road, Manchester, M22 9SB

Date of application: 16 March 2018

Application number: 119414/JO/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

Condition(s) attached to this decision

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:
Drawings
Landscape plan prepared by Vector V1702-L01;
Tree Planting Detail prepared by Vector V1702-D01;
Proposed Elevations prepared by the Harris Partnership 1702MID-103
Proposed floorplan prepared by the Harris Partnership 1702MID-102
Proposed site layout prepared by the Harris Partnership 1702MID-101 Rev D
Transport Assessment prepared by Cameron Rose
Remediation Strategy Summary Report (report ref 10307(3) and Geoenvironmental Assessment Report, Altrincham Road, Sharston (report ref 9984(2), both prepared by WSP
Planning and Retail Statement (March 2016) prepared by HOW Planning
Ecological Appraisal prepared by Envirocheck (REF: 3030)
BREEAM Pre-assessment prepared by SOL Environment (ref SOL1510AL_02 SHA)
Flood Risk Assessment PM4587 October 2015 prepared by Peter Mason Associates

Design and Access Statement prepared by The Harris Partnership ref 1702 MID DAS01 Issue 2
Crime Impact Statement (February 2016) prepared by HOW Planning.

All received by the local planning authority on the 23rd March 2016.

Drainage scheme set out on : 1702MID_10.22_Peter Mason FRA Report; 8395 Aldi Sharston Drainage Calcs; 8395-D-403 STORAGE & SEPARATOR; Email from SWF Consulting Ltd dated 1st November 2016

Drawing reference 1702MID-110 (Boundary treatments) prepared by the Harris Partnership; Lighting Scheme drawings SEM1078/E6 and SEM1078/E01 both prepared by SEM Technology; as received by the City Council on the 12th October 2016

Servicing Strategy prepared by Cameron Rose and Noise Statement prepared by BWB MCP2067 Revision P0 both as received by the City Council as local planning authority on the 16th March 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.

2) Within three months of the date of this decision written confirmation that the development has received secured by design accreditation shall be submitted to and approved by the City Council as local planning authority.

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

3) Within three months of this decision a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:
i) the measures proposed to be taken to reduce dependency on the private car by those [attending or] employed in the development
ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time.
iii) mechanisms for the implementation of the measures to reduce dependency on the private car.
iv) measures for the delivery of specified travel plan services.
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the approval of the Travel Plan, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the development pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD.

4) If within a period of 5 years from the date of the planting of any tree or shrub as shown on drawing references V1702-L01 and V1702-D01 as received by the City Council as local planning authority on the 23rd March 2016 , 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 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.

5) The premises hereby approved shall not be open outside the following hours:

Monday to Saturday - 08:00 to 22:00
Sunday - 09:00 to 17:00

Reason - To safeguard the amenities of the occupiers of nearby buildings pursuant to policy DM1.

6) Any externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

The scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policy DM1 of the Core Strategy and saved policy DC26.

7) Deliveries, servicing and collections to the development shall be carried out in accordance with the Noise Management Plan from the BWB Noise Statement dated 14/02/2018.

Reason - To safeguard the amenities of the occupiers of nearby buildings pursuant to policy DM1 of the Core Strategy

8) The scheme for the storage and disposal of waste from the development as agreed by the City Council set out within the 1702NES WASTE MANAGEMENT REPORT and drawing 1702MID - 111 'Proposed Site Plan - Bin Store' received by the Council on the 12th October 2016 shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant of policy DM1 of the Core Strategy

9) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in

accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby buildings pursuant to policies SP1 and DM1 of the Core Strategy.

10) The car parking indicated on the approved plans shall be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policy DM1 of the Core Strategy.

11) Within three months of the date of this decision a post construction review certificates(s) or any appropriate evidence shall be submitted to, and approved in writing by the City Council as local planning authority to demonstrate that the development has achieved a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'very good' rating or any equivalent rating.

Reason - In order to minimise the environmental impact of the development by securing a reduction in CO2 emissions and by incorporating sustainable construction techniques pursuant to policies EN6 and DM1 of the Core Strategy.

12) 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 within three months of the date of this decision.

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.

13) Within three months of the date of this decision details of the implementation, maintenance and management of the approved drainage scheme of this approval shall be 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:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- 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 satisfactory arrangements are in place for the long term maintenance and management of any surface water drainage scheme pursuant to policy EN14 of the Core Strategy.

14) The approved local labour scheme submitted to the City Council on the 25th May 2017 shall be kept in place whilst the development is in operation, or such minor variation to that agreement as may be agreed between the occupier of the development and the Council as local planning authority.

Reason - To safeguard local employment opportunities pursuant to saved policy EW12 of the adopted UDP and policy EC2 of the Core Strategy.

15) No retail goods, equipment or other structures, except those expressly approved under this permission, shall be installed or placed between the southern elevation of the approved building and the public footway on Altrincham Road.

Reason - In the interests of the visual amenity of the site and the area in which the development is located pursuant to policy DM1 of the Core Strategy and saved policy E3.3 of the UDP

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

Date: 4 May 2018

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 their 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.