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	Agent (if used)
Mr Chilton Rowlinson Constructions Ltd London House London Road South SK12 1YP	Mr Riley Buttress 41 Bengal Street Manchester M4 6AF

Part 1 – Particulars of the application/development

Proposal: FULL APPLICATION for the erection of 1 no. part 5/part 6 storey apartment building, 1 no. part 2/ part 3 and 4 storey extra care apartment building, 4 no. 4 storey apartment buildings (total no. apartments including extra care: 204) and 54 no. 2 and 3 storey family houses with associated hard and soft landscaping, amenity spaces, car parking and works to public highways; and
OUTLINE APPLICATION for the siting and massing of a part 3 / part 4 storey health hub facility fronting onto Princess Road with associated car parking, with all matters reserved.

Location: Site Bounded By Princess Road, Bowes Street, Broadfield Road And The Existing Alley Way To The South Linking Princess And Broadfield Road, Manchester, M14 7LS

Date of application: 22 September 2016

Application number: 113982/FO/2016

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

In assessing the merits of an application for planning permission officers will seek to work with the applicant in a positive and pro-active manner to seeking solutions to problems arising in relation to dealing with the application. Appropriate conditions have been attached to the approval.

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) No above ground 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. The development shall only be implemented in accordance with the approved details.

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.

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

09-09-2016 Planning statement on Market Rent Portfolio
20-09-2016 Affordable Homes Management Statement
5809.002 Bowes Street Arboricultural Impact Assessment_15 July 2016
5809.003 Bowes Street Manchester Ecological Assessment
8134 (01) 000 - Site location plan
8134 (01) 001 - Existing site plan
8134 (01) 010 - Demolitions and tree removal plan
8134 (01) 011 - Boundaries
8134 (04) 010 - Housing Type Plan - T1 (end)
8134 (04) 011 - Housing Type Plan - T1 (central)
8134 (04) 012 - Housing Type Plan - T1 (end alley)
8134 (04) 013 - House Type Plans - T2
8134 (04) 014 - House Type Plans - T3
8134 (04) 015 - House Type Plans - T4 (end)
8134 (04) 017 - House Type Plans - T4 (central)
8134 (04) 018 - Apartment Type Plans
8134 (04) 019 - Apartment Type Plans
8134 (04) 020 - Landscape finishes materials residential
8134 (04) 021 - Landscape finishes materials Healthcare
8134 (04) 022 - Landscape boundary treatments
8134 (04) 040 - Plant Room, Sub Station & Refuse
8134 (04) 041 - Sub Station Plans and Elevations
8134 (04) 207 - EXTRA CARE- Level 00
8134 (04) 208 - EXTRA CARE- Level 01
8134 (04) 209 - EXTRA CARE- Level 02
8134 (04) 210 - EXTRA CARE- Level 03
8134 (04) 211 - EXTRA CARE - Roof Plan
8134 (04) 710 - Health Hub Ground Floor
8134 (04) 711 - Block A - Apartments and Health Hub Floors 1 - 4
8134 (04) 712 - Block A - Apartments and Health Hub Floor 5
8134 (04) 713 - Block A - Apartments and Health Hub Roof Plan
8134 (05) 001 - ILLUSTRATIVE Site elevations
8134 (05) 002 - ILLUSTRATIVE Site elevations
8134 (05) 003 - ILLUSTRATIVE Site elevations
8134 (05) 004 - Site Elevations
8134 (05) 005 - Site Elevations
8134 (05) 006 - Site Elevations

8134 (05) 010 - House Type Elevations - T1 (end)
8134 (05) 011 - House Type Elevations - T1 (central)
8134 (05) 012 - House Type Elevations - T1 (end alley)
8134 (05) 013 - House Type Elevations
8134 (05) 013 - House Type Elevations- T2
8134 (05) 014 - House Type Elevations - T3
8134 (05) 015 - House Type Elevations - T4 (end)
8134 (05) 017 - House Type Elevations - T4 (central)
8134 (05) 018 - Apartment Type Elevations
8134 (05) 207 - EXTRA CARE - Elevations
8134 (05) 720 - Health Hub Ground Floor Elevations N&S
8134 (05) 721 - Health Hub Ground Floor Elevations E&W
8134 (05) 722 - Health Hub Outlined Massing
8134 (06) 010 - House Type Sections - T1 (end)
8134 (06) 011 - House Type Sections - T1 (central)
8134 (06) 012 - House Type Sections - T1 (end Alley)
8134 (06) 013 - House Type Sections
8134 (06) 014 - House Type Sections
8134 (06) 015 - House Type Sections - T4 (end)
8134 (06) 017 - House Type Sections - T4 (central)
8134 (06) 018 - Apartment Type Sections
8134 (06) 207 - EXTRA CARE - Sections
8134 (06) 720 - Section AA & BB
8134 (06) 721 - Section CC & DD
8134 (07) 001 - Street View 1
8134 (07) 002 - Street View 2
8134 (07) 003 - Street View 3
8134 (07) 004 - Site 3D View
088198-03-CAP-0100-PW-DR-I-001 GA PL4
088198-03-CAP-0101-PW-DR-I-001 Swept Path Analysis PL4
088198-03-CAP-0102-PW-DR-I-001 Swept Path Analysis PL4
088198-03-CAP-0700-PW-DR-I-001 Carriageways & footways PL4
088198-03-CAP-1200-PW-DR-I-001 Road markings & signage PL4
98415 Energy Statement Bowes Street 15-09-2016MH
160913 - Bowes Street TA Final RevA with TRACC.
Application Form
Bowes Street - Sustainability Statement - 16-09-2016MH
Bowes Street FTP Final RevA TRACC v2
External Materials 8134 (40) 001RR, 002RR, 003RR, 004RR, 005RR, 006RR
Geo Report
Methodology for Bowes Street
SSTC4-CAP-HML-00-RP-C-0002 Highways Statement (Rev 1 02-09-16)
Stage Coach Design and Access Statement

Stamped as received by the City Council as Local Planning Authority on 22.09.2016

8134 (04) 001 REV P3 - Site Plan
8134 (04) 009 REV P3 - Proposed Landscape strategy

Attached to email received from Buttress Architects 12/12/2016

Flood Risk Assessment and Drainage Strategy CS088198-FRA Rev 01 August 2016
Environmental Noise Survey & Assessment 16991-1-R1 02/11/2016

Air Quality Assessment Report prepared by Redmore Environmental 1338 R1 dated 11/10/2016

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.

4) Notwithstanding the hard and soft landscaping scheme approved by the City Council as Local Planning Authority shown on drawings numbered 8134 (04) 009_Proposed Landscape strategy stamped as received by the City Council as Local Planning Authority on 22.09.2016, a further detailed landscaping scheme to include more tree planting (specifically to Broadfield Road) shall be submitted to and agreed in writing by the local planning authority prior to the commencement of development. The landscaping scheme shall be implemented not later than 12 months from the date of commencement of works. 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 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.

5) The car parking layout indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the buildings hereby approved being occupied. The car parks shall remain in use at all times thereafter.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

6) The bicycle storage area indicated on the approved plans shall be implemented in full and made available for use prior to first occupation of the residential apartments hereby approved. The approved scheme shall remain available for use whilst apartments are occupied.

Reason - To ensure there is adequate bicycle parking provision, pursuant to policies DM1, T1 and SP1 of the Manchester Core Strategy.

7) The development hereby approved shall only be carried out in accordance with measures detailed in the Energy Statement and Sustainability Statement prepared by the Energy Council dated 15/09/2016, stamped as received by the City Council, as Local Planning Authority on the 29/09/2016.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework (NPPF).

8) 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 apartments (not including the Extra Care apartments) hereby approved shall be used for any other purpose (including any other purpose in Class C3 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.

9) Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- Details of Wheel Washing;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Routing strategy and swept path analysis;
- Parking of construction vehicles and staff; and
- Sheeting over of construction vehicles.

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

10) The development shall be carried out in accordance with the Crime Impact Statement (2016/0370/CIS/01 Version A: 22/08/2016) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 21/09/2016. 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 Secured by Design accreditation.

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.

11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no garages or extensions; shall be erected other than those expressly authorised by this permission.

Reason - In the interests of residential amenity pursuant to policy DM1 and SP1 of the Manchester Core Strategy (2012).

12) Prior to the occupation of the development, a scheme of highway works, in order to provide an adequate pedestrian and vehicular environment in the vicinity of the application site, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

Details of the one way system, traffic calming measures, traffic regulation orders, detailed design for the points where the cycle/pedestrian route meets the highway and the toucan crossing

The approved scheme shall be implemented and be in place prior to the first occupation of the residential element of the development hereby approved and thereafter retained and maintained in situ.

Reason -To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

13) No development shall take 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.

Reason - The application site is located within a critical drainage area and in line with the requirements in relation to sustainable urban drainage systems, further consideration should be given to the control of surface water at the site in order to minimise localised flood risk pursuant policies EN14 and DM1 of the Core Strategy for Manchester.

14) 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:

(a)Verification report providing photographic evidence of construction as per design drawings;
(b)As built construction drawings if different from design construction drawings;
(c)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 - The application site is located within a critical drainage area and in line with the requirements in relation to sustainable urban drainage systems, further consideration should be given to the control of surface water at the site in order to minimise localised flood risk pursuant policies EN14 and DM1 of the Core Strategy for Manchester.

15) Prior to the first occupation the commercial unit, details of any roller shutters to the ground floor of the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ. The roller shutter shall be opened/raised on Monday to Saturday 09:00 to 17:00

Reason - To ensure that the roller shutters are appropriate in visual amenity terms and provide an active frontage to Princess Road and Bowes Street pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

16) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn, or as may be otherwise agreed in writing by the City Council as local planning authority. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved scheme shall be implemented in full prior to the first use of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

17) 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 residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

18) Prior to development commencing a local labour agreement relating to the construction phase of development, 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 pursuant to policies EC1 of the Core Strategy for Manchester.

19) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

20) 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; any works approved shall be implemented before the use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that

flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

Reason - To ensure an adequate fume extraction system is put in place in the interest of visual and residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

21) The commercial unit and health hub shall not be open outside the hours to be agreed in writing by the City Council as local planning authority.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

22) The commercial unit and health hub shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been 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 or as otherwise agreed in writing by the City Council as local planning authority.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policies SP1, H1 and DM1 of the Core Strategy.

23) Before the development commences a scheme for acoustically insulating the residential accommodation against noise from Princess Road; shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Reason - To secure a reduction in noise from Princess Road; in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

24) Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location 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 equipment. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

25) Notwithstanding the information contained within the Design and Access Statement, before the development commences a detailed waste management strategy (for all elements of the development hereby approved) shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved strategy shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the collection of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

26) Notwithstanding the air quality impact assessment submitted, a more detailed air quality impact assessment for the development shall be submitted to and approved in writing by the City Council as local planning authority.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect future residents from air pollution pursuant to policies SP1 and DM1 of the Core Strategy.

27) 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. (a)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 Section 11 of the National Planning Policy Framework and policy EN18 of the Core Strategy.

28) Before the development hereby approved is first occupied 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 residents and those [attending or] employed in the development
ii) a commitment to surveying the travel patterns of residents 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 first use of the development, 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, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

29) Measures shall be explored to investigate the possibility of alleygating the alleyway running east (Broadfield Road) to west (Princess Road) alongside the gables of the properties known as 'The Avenues.' If it is found that the alleygating scheme is necessary, the approved alleygating scheme shall remain in place whilst the development hereby approved is occupied.

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

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

Please be aware that you may require a premises licence if you intend to offer any of the following at your premises: sale of alcohol, sale of hot food or drink (between 2300 and 0500), music, dancing, plays, films, indoor sporting events and boxing or wrestling entertainment. For further information or guidance please contact the Premises Licensing Team by phone on 0161 234 5004 or e-mail premises.licensing@manchester.gov.uk

If the development is to involve noisy construction works for a prolonged period the applicant is requested to contact Environmental Health to discuss the nature of the construction phase. The reasoning behind this is to establish a site contact and discuss appropriate working times etc. A leaflet on Controlling Pollution from Construction Sites, including hours of work, is available for download from:
http://www.manchester.gov.uk/downloads/download/4235/noise.
Contact: Manchester City Council, Environmental Health, Hammerstone Road, Gorton, Manchester, M18 8EQ Tel: 0161 234 5004, email: contact@manchester.gov.uk

Date: 16 December 2016

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 of 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.