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 of £85 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 Andrew Brown
Transport for Greater Manchester
2 Piccadilly Place
Manchester
M1 3BG

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Creation of new highway link between Ringway Road West and Aviator Way, involving the removal of the existing roundabout and replacement with a three arm signalised junction and erection of a new business park marketing suite and parking area, along with associated landscaping works.

Location: Aviator Way, Ringway Road West, Woodhouse Park, Manchester, M22 5TG

Date of application: 25 October 2011

Application number: 097675/FO/2011/S2

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).

Reason(s) for decision

on the basis that the proposal is in accordance with the City Council's Unitary Development Plan, in particular the following policy and there are no material considerations of sufficient weight to indicate otherwise:

UDP Policy T2.1 states that the City Council's general approach to highway investment will be to maintain and improve the existing network rather than to embark on a major new construction programme.The main emphasis of the Council's activity will be to give priority to schemes which make the network safer and which improve residential areas and conditions for pedestrians and cyclists. This proposal complies with this policy.

UDP Policy T4.2 states that the City Council wishes to improve surface access to the Airport so that the infrastructure in the area surrounding the Airport continues to keep pace with the expected growth in both passenger numbers and freight traffic. This proposal complies with this policy.

UDP Policy E2.4 states that the City Council will ensure that the effects upon wildlife are taken fully into account when considering development proposals. Furthermore, should development be allowed, the Council will seek to protect existing features of ecological value, such as ponds and hedges, by requiring them to be incorporated into the development wherever this is possible. The Council will also encourage developers to create new features which will sustain wildlife. This proposal complies with this policy

CORE STRATEGY Policy MA 1 states that development should satisfactorily manage impacts on the highway network. This proposal complies with this policy.

CORE STRATEGY Policy EN15 states that developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity. This proposal complies with this policy.

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 unless otherwise agreed in writing by the City Council as Local Planning Authority:

11-5482-01
11-5482-03
D135804/100/02 rev R1
MPT3B-AP4-44-LDP-460 rev D04
MPT3B-AP4-44-LDP-470 rev P03
MPT3B-AP4-44-LDP-472 rev P02
MPT3B-AP4-44-LDP-500 rev P01
MPT3B-AP4-44-DDP-700 rev P01
MPT3B-AP4-44-EDG-750 rev P02
MPT3B-AP4-44-EDG-751 rev P02
MPT3B-AP4-44-EDG-752 rev P02

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies T2.1, T4.2 and E2.4 of the Unitary Development Plan for the City of Manchester and policies MA1 and EN15 in the Core Strategy.

3) The development hereby approved shall be constructed using only the materials detailed on drawing number MPT3B-AP4-44-LDP-460 rev DO4 unless otherwise agreed 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 T2.1 and T4.2 of the Unitary Development Plan for the City of Manchester and policy MA1 in the Core Strategy.

4) No development shall commence until a hard and soft landscaping treatment scheme, including details of the replacement tree planting, has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the highway works are completed. 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, unless otherwise agree in writing by the City Council as local planning authority.

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 policy Policies E2.4 and E2.6 of the Unitary Development Plan for the City of Manchester and policy EN15 in the Core Strategy.

5) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building 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 approved plans and particulars, 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 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 E2.4 and E2.6 of the Unitary Development Plan for the City of Manchester and policy EN15 in the Core Strategy.

6) Prior to the commencement of the development hereby approved, details of the replacement bat boxes to be installed within the proposed landscaping scheme shall be submitted to and be approved by the City Council as local planning authority. The submitted details shall include the number of bat boxes to be installed, their type and timetable for installation. The bat boxes shall be installed and thereafter maintained in accordance with the approved details

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended, pursuant to Policy E2.4

in the Unitary Development Plan for the City of Manchester and policy EN15 in the Core Strategy.

7) 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 PPS23, "Planning and Pollution Control".

Informatives

This permission does not grant approval under Building Regulations.

The proposals include the extension to an existing culverted watercourse and the construction of a road over other watercourses.

The proposed extension to the existing culverted watercourse will require the prior written consent of the Environment Agency, in accordance with the Land Drainage Act 1991.

The construction of a road over other watercourses will require crossings over the watercourses to be built. Any proposed culverting of these watercourses will require our prior written consent under the above Act. The proposed crossings will need to be appropriately sized to ensure a flooding problem is not created

If any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility.

If any waste is to be used on site, the applicant will be required to obtain the appropriate exemption or authorisation from us. We are unable to specify what exactly would be required if anything, due to the limited amount of information provided.

If the applicant wishes more specific advice they will need to contact the Environment Management Team at our Appleton House office on 01925 3524 or look at available guidance on our website http://www.environment-agency.gov.uk/subjects/waste.

Date: 12 March 2012

Signed: 

Julie Roscoe
Head of Planning
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.