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 £97 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 Abdul Ghafoor Podha
Manchester Superstore
536 - 548 Stockport Road
Longsight
Manchester
M12 4JJ

Agent (if used)

Mr Spencer Heesom
Heesom Contracts
104 Ruskin Road
Crewe
Cheshire
CW2 7JS

Part 1 Particulars of the application/development

Proposal: Erection of two storey building to form extended supermarket, in connection with existing premises at 536-542 Stockport Road, following demolition of public house and existing supermarket and use of upper floor as offices

Location: Manchester Superstore , 536 - 548 Stockport Road, Longsight, Manchester, M12 4JJ

Date of application: 3 December 2012

Application number: 100152/FO/2012/N2

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 31 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

Reason(s) for decision

Approve on the basis that the proposed development would not have a significant detrimental effect on neighbouring occupiers or visual amenity and is in accordance with policy E3.3 of the Manchester City Council Unitary Development Plan, and policies SP1 and DM1 of the Manchester Core Strategy Development Plan Document and there are no material circumstances to indicate otherwise

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 relates to the following drawings and documents:

Drawings numbered MSS/SR/01, MSS/SR/02 and MSS/SR/03, stamped as received by the City Council, as Local Planning Authority ,on 7 August 2012
The Design and Access Statement dated August 2012, the Waste Management Strategy and the Servicing Strategy stamped as received by the City Council, as Local Planning Authority ,on 11 September 2012
The email from Heesom Contracts and, accompanying site plan, dated 3 December 2012.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Policy DM1 of the Manchester Core Strategy Development Plan Document and policy E3.3 of the Unitary Development Plan for the City of Manchester.

3) No 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 be constructed only using the approved materials.

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, pursuant to Policy E3.3 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy Development Plan Document.

4) The premises shall not be open outside the following hours:

Monday to Saturday - 8.00am to 8.00pm
Sundays and Bank Holidays 10.00am to 6.00pm

Reason - In interests of residential amenity in order to reduce noise and general disturbance, pursuant to policies SP1 and DM1 of the Manchester Core Strategy Development Plan Document.

5) Deliveries, servicing and collections, including waste collections, shall not take place on Stockport Road, shall be from the side/rear of the premises only and shall not take place outside the following hours:

Monday to Saturday: 07.30 - 20.00
Sunday and Bank holidays: no deliveries

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

6) Before the development hereby approved commences a plan indicating the waste storage and collection points, to accompany the approved waste management strategy, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies SP1 and DM1 of the Manchester Core Strategy Development Plan Document.

7) Any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority prior to installation, in order to secure a reduction in the level of noise emanating from the site/property.

Externally mounted ancillary plant, equipment and servicing shall be acoustically treated in accordance with a scheme designed so as to achieve a noise level of 5dB below the existing background (LA90) in each octave band at the nearest noise sensitive location.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy DC26 of the Manchester City Council Unitary Development Plan, policies DM1 and S04 of Manchester's Core Strategy Development Plan Document.

8) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. 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.

9) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'very good' rating. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, before any of the buildings hereby approved are first occupied.

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, policy DP3 of Regional Spatial Strategy for the North West (RSS), and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

10) The upper floor storage space hereby approved shall only be used in association with the approved office and supermarket uses only and shall not be used as a separate business or for any other purpose (including any other purpose within Use Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification)

Reason - Other uses may have a detrimental effect on the neighbourhood and the restriction of the use proposed will enable the Local Planning Authority to consider any further change of use on its merits, pursuant to policies SP1 and DM1 of the Manchester Core Strategy Development Plan Document.

11) Prior to development commencing on site details of timescales for the phased development of the site shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development hereby approved shall then be developed in accordance with this approved phasing strategy and in accordance within the plans/documents identified in condition 2 to this permission.

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of ensuring that interests of amenity are protected, pursuant to policies SP1 and DM1 of the Manchester Core Strategy Development Plan Document.

12) Prior the development commencing on site a scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority detailing the arrangements relating to the undertaking any trade or business, including the display of goods for sale, within the external forecourt area to the adjacent Stockport Road.

Reason - In the interests of the appearance of the locality and to safeguard the unobstructed passage of pedestrians along the adjacent public highway, in accordance with policies DM1, SP1 and C2 of the Core Strategy for Manchester and saved policy E3.3 of Unitary Development Plan for the City of Manchester and guidance of the NPPF.

Informatives

This permission does not grant approval under Building Regulations.

Date: 28 January 2013

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.