MANCHESTER CITY COUNCIL

IMPORTANT

Planning Permission and 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 required to protect trees.
- Some conditions will require action before you start the development and it is imperative that you seek to have these discharged before any work commences.
- 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.
- For advice on any of these matters, please contact the Planning Service, Manchester City Council, PO Box 463, Manchester M60 3NY or email planning@manchester.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

MANCHESTER CITY COUNCIL

Name and Address of Applicant	Name and Address of Agent
Floyd Draper Travis Perkins Property Department Units 90/92 Venture Point West Evans Road Speke L24 9PB	AEW Architects Century Buildings St Marys Parsonage Manchester M3 2DF

Part I – Particulars of Application

Date of Application	Application ref. no.
15 May 2008	086384/FO/2008/N1

Particulars and location of development:

Change of use from B8 (Warehousing) to Builders Merchants, with ancillary retail counter, new mezzanine floor and including external storage areas.

Quantum Park
2 Monsall Road
Newton Heath
Manchester
M40 8FZ

Part II – Particulars of Decision

The Manchester City Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 of the following decision

Decision **Approved**
Conclusion

The proposed change of use and incoporation of mezzanine floor and external storage areas are considered to be acceptable in this location if supported by appropriate conditions relating to the floorspace available to the ancillary retail sales proposed. The occupation of this commercial unit as part of the wider commercial business park is considered to provide an important component to its future success, as well as to the ongoing regeneration of East Manchester. The proposed change of use in this location supported by appropriate conditions is not considered to give rise to unacceptable levels of noise that will impact on occupiers of nearby residential accommodation. It is considered that the proposed uses in this location accord with policies contained in the Unitary

Development Plan for the City of Manchester and will not give rise to unacceptable impacts on residential areas.

Approve on the basis that the proposed change of use will secure occupation of a refurbished vacant warehouse in a location identified as a priority for business and industrial development and is therefore, considered to be accordance with policies H2.2, I1.1, DC26 and EM5 of the Unitary Development Plan for the City of Manchester adopted 1995 and as revised by the East Manchester alterations adopted in 2003 and there are no materially considerations to indicate otherwise.

Date of Decision 10 July 2008

for the carrying out of development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:

Part III – Conditions and Reasons

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: Waste Management Strategy dated 04.04.2008; Design and Access Statement Rev A stamped as received by the local planning authority 15.05.2008; drawing number B2976 P123 rev G, B2976 P137 rev A, B2976 -142 rev B,date stamped as received by the local planning authority 07.04.2008; drawing numbers B2976 -140 rev D, B2976 C124 rev C , EXP4725,EXP4733, EXP4732, and date stamped as received by the local planning authority on the 15.05.2008; drawing 'Travis Perkins Exterior' rev A and date stamped as received by the local planning authority 22.05.2008,

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy EM3 and EM5 of the Manchester Unitary Development Plan.

3) Floorspace condition

This permission hereby approved relates to: a Building and Timber Merchants (sui generis) of no more than 1645 sqm gross internal area and incorporating no more than 20% of the total gross internal area for the ancillary purposes of retail sales unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - For the avoidance of doubt as changes to any element of the development may have consequences in terms of national policy contained within PPS6 and pursuant to policies S1.2 and EM3 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the details on the approved drawings, full details of the boundary treatments along Holt Street, shall be submitted to and approved in

writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details, prior to the unit being brought into use, unless otherwise agreed with the local planning authority.

Reason - In the interests of highway safety, pursuant to policy E3.5 of the Unitary Development Plan for the City of Manchester.

5) The premises shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:
Monday to Friday from 07.00 - 19.00
Saturday from 08.00 -17.00
Sundays and Bank Holidays (except Good Friday)- closed

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policy DC26 and the Unitary Development Plan for the City of Manchester.

6) Deliveries, servicing and collections including waste collections shall not take place outside the following hours:
07.00 to 20.00 Monday to Saturday with no deliveries/waste collections on Sundays on Bank Holidays (except Good Friday).

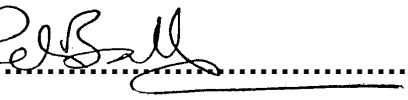
Reason - In order to safeguard the amenity of nearby occupiers of nearby residential accommodation in accordance with Policy DC26.1 of the Unitary Development plan for the City of Manchester.

7) No development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been 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 policy H2.2 of the adopted UDP.

8) No part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with Policies T3.1, T3.6 and T3.7 of the Unitary Development Plan for the City of Manchester.

Signed………

Peter Babb, Head of Planning

on behalf of the Council
Town Hall,
Manchester M60 3NY

NOTES

1. Leaflets attached:

2. 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**.**

3. 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.

4. 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.

5. 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

6. 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.