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.
- A fee of £85 is payable for each request to discharge conditions.
- 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
Harvest Housing 266 Mosley Road Levenshulme Manchester M19 2LH	PRP Architects Ltd Century House 11 St Peter Manchester M2 3DN

Part I – Particulars of Application

Date of Application	Application ref. no.
10 September 2008	086945/FO/2008/N2

Particulars and location of development:

Erection of wall, fencing and gates to an overall height of 2.1m to perimeter

Apex House
266 Moseley Road
Levenshulme
Manchester
M19 2LH

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
Approve on the basis that the proposal is in accordance with policies LL1, E3.3, E3.5 and H2.2 of the Manchester City Councils Unitary Development Plan, and there are no material considerations of sufficient weight to indicate otherwise.
Date of Decision 30 December 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: Site location plan drawing no. A6002LE/33/01 dated 3 July 2008, landscape proposals drawing no. A6002LE/31/002 Rev A dated 20 October 2008, landscape details sheet 1 of 1 drawing no. A6002LE/31/001 dated 3 July 2008, drawing no. A6002LE/31/003 dated 3 July 2008 and emails dated 17th & 20th October 2008, 21st & 24th November 2008 and 23 December 2008.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies LL1, E3.3, E3.5 and H2.2 of the Manchester City Councils Unitary Development Plan.

3) Notwithstanding the details as shown on the approved drawings, the car park gates on Fortuna Grove first commences, full details (including scaled drawings) of the design, appearance and proposed operation of the gates must be submitted to and approved in writing by the City Council as Local Planning Authority.

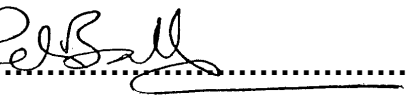
Reason - In the interest of visual amenity and highway safety, pursuant to policy H2.2 and E3.3 of the Manchester City Councils Unitary Development Plan.

4) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing no. A6002LE/31/002 Rev A 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, unless otherwise agreed 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 policies LL1, H2.2 and E3.5 of the Manchester City Councils Unitary Development Plan.

5) All trees, shrubs and hedges within the site and/or trees whose root structure may extend within the site, which are to be retained as shown on the approved plan ref. A6002LE/31/002 Rev A shall be fenced off before any building or other operation approved by this permission is carried out within the vicinity in accordance with British Standard BS 5837:2005. This should be in strict accordance with the methods outlined in the Amenity Tree Care report dated 23rd November 2006 and approved by the City Council on the 28th November 2007. Thereafter, no excavation or other building or engineering operations shall take place and no plant; machinery or materials (including excavated material) shall be placed, deposited, stored or stacked within any such fence during the construction period.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site, which are of important amenity value to the area, pursuant to policies H2.2, E3.5 and LL1 of the Manchester City Councils Unitary Development Plan.

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.