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 Zafar Iqbal
Select & Save
28 Garthwaite Avenue
Oldham
OL8 4HS

Agent (if used)

Mr Faisal Zahid
85 C Ranbrook Street
Oldham
OL4 1PT

Part 1 – Particulars of the application/development

Proposal: Variation of Condition Application to vary condition number 3 of Planning Approval 092328/FO/2010/N1 to allow grocery shop to open 07:00 to 22:00 daily.

Location: 302 St Marys Road, Moston, Manchester, M40 0BD

Date of application: 22 February 2012

Application number: 098547/JO/2012/N1

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Temporarily Approval** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Reason(s) for decision

Approve in the light of planning policy contained within the National Planning Policy Framework, policies H2.2 and E3.5 of the Unitary Development Plan and policy DM1 of the emerging Manchester Core Strategy on the basis that the proposed change in opening hours would not adversely affect residential amenity within the area and the development is safe and secure

Condition(s) attached to this decision

1) The permission hereby granted is for a temporary period only, expiring on 18 April 2013.

Reason - To ensure an acceptable development in the interests of amenity, pursuant to UDP policy H2.2 and policy DM1 of the emerging Manchester Core Strategy

2) The development hereby approved shall be retained in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority:

01102196/6, 7 and 8, stamped as received by the Local Planning Authority on 4 February 2010.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policy H2.2 of the Manchester Unitary Development Plan and policy DM1 of the emerging Manchester Core Strategy

3) The permission hereby granted allows new hours of operation for the shop for a temporary period of 12 months only. Until 18 April 2013, the premises shall not be open outside of the following hours, unless otherwise agreed in writing by the City Council as local planning authority:

07.00 to 22.00 Monday to Sunday

After 18 April 2013, the hours of operation for the shop shall revert back to the previously approved hours (i.e. those approved under application 092328). Therefore, after 18 April 2013, the premises shall not be open outside of the following hours:

07.00 to 18.00 Monday to Saturday
10.00 to 16.00 on Sundays and Bank Holidays

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to UDP policy H2.2 and policy DM1 of the emerging Manchester Core Strategy

4) Notwithstanding the approved plans, within 28 days of the date of this consent, a scheme for the storage (including segregated waste recycling) and disposal of refuse 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 interest of amenity and to retain vehicular access to the rear of nearby properties, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester and policy DM1 of the emerging Manchester Core Strategy

5) Deliveries, servicing and collections, including waste collections, shall not take place outside of the following hours:

07:30 to 20:00 Monday to Saturday
no deliveries/waste collections on Sundays/Bank Holidays

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to UDP policy H2.2 and policy DM1 of the emerging Manchester Core Strategy

6) Within 28 days of the date of this consent, full details of the security standards of all new external fittings installed at the premises, including doors, windows and roller shutters, shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt, the external fittings should meet the following requirements:

- All external doors (front and rear) must be to BS PAS 24 with a robust multipoint lock
- Windows should be compliant with a certified BS7950 or LPS 1175 SR2

- All glazing at ground level/easily accessible from ground level should be laminated to a minimum thickness of 7.5mm on at least one pane in a double glazed unit.

Reason - To reduce the risk of crime, pursuant to policy E3.5 of the Unitary Development Plan for the City of Manchester and policy DM1 of the emerging Manchester Core Strategy

7) Within 28 days of the date of this consent, full details (including size and type) of a litter bin to be installed on the forecourt of the premises shall be submitted to and approved in writing by the City Council as local planning authority. The litter bin shall be implemented as part of the development and shall remain there for so long as the use is in existence.

Reason - To maintain the quality of the street environment in the locality of the development in order to comply with policies H2.1, H2.2, H2.6, DC10.1, DC10.4 and DC10.5 of the Unitary Development Plan for the City of Manchester and policy DM1 of the emerging Manchester Core Strategy

8) The forecourt and other external areas shall not be used for the display and/or sale of goods.

Reason - In the interest of visual amenity, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester and policy DM1 of the emerging Manchester Core Strategy

Informatives

This permission does not grant approval under Building Regulations.

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Date: 18 April 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.

Appendix A – Standing Advice Regarding Coalfield Area

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:

- Collapse of shallow coal mine workings.
- Collapse of, or risk of entry into, mine entries (shafts and adits).
- Gas emissions from coal mines including methane and carbon dioxide.
- Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide.
- Transmission of gases into adjacent properties from underground sources through ground fractures.
- Coal mining subsidence.
- Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

Potential hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.

In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.

Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.
Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity, and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com