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

Mrs Muzammal Tanveer
51 Shirley Road
Cheetham Hill
Manchester
M8 0WD

Name and Address of Agent

Part I – Particulars of Application

Date of Application	Application ref. no.
4 April 2008	086162/RO/2008/N1

Particulars and location of development:

Renewal of temporary consent to allow continuance of use of 1 room at ground floor level for retail purposes for a period of 3 years

51 Shirley Road
Cheetham Hill
Manchester
M8 0WD

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 the Unitary Development Plan for Manchester (adopted 1995), policies H2.2, H2.6 and DC8, and the policies contained within RPG13, and there are no material planning considerations of sufficient weight to indicate otherwise.
Date of Decision 30 May 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 retail use hereby approved shall be restricted to the area hatched and annotated 'retail area' on the ground floor layout plan date stamped as received by the local planning authority on 26 March 2008.

Reason
For the avoidance of doubt, in the interests of residential amenity, pursuant to policies H2.2, H2.6 and DC8 of the Unitary Development Plan for the City of Manchester (adopted 1995).

2) The retail premises hereby approved shall not trade or otherwise be open to the public outside the following hours:

11.30am - 6.30pm Sundays to Fridays
12.00pm - 6.30pm Saturdays

Reason
In the interests of residential amenity, pursuant to policies H2.2, H2.6 and DC8 of the Unitary Development Plan for the City of Manchester (adopted 1995).

3) Deliveries, servicing and collections shall not take place outside the following hours: 0730 to 2000 Monday to Saturday. No deliveries, servicing or collections shall take place on Sundays or bank holidays.

Reason
In the interests of residential amenity, pursuant to policies H2.2, H2.6 and DC8 of the Unitary Development Plan for the City of Manchester (adopted 1995).

4) The permission hereby granted is for a limited period only, expiring on 20 April 2011 and the use and any associated works comprising the development for which permission is hereby granted are required to be respectively discontinued and removed at the end of the said period.

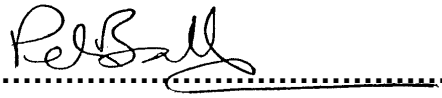
Reason - To enable the City Council to consider the acceptability of the continuance of the use, in the interests of residential amenity, pursuant to policies H2.2, H2.6 and DC8 of the Unitary Development Plan for the City of Manchester (adopted 1995).

5) The use hereby permitted shall be carried on only by Mrs Muzammal Tanveer. When the premises cease to be occupied by Mrs Muzammal Tanveer, the use hereby permitted shall cease and any materials and equipment brought on to the site in connection with the use shall be removed.

Reason
In the interests of residential amenity, pursuant to policies H2.2, H2.6 and DC8 of the Unitary Development Plan for the City of Manchester (adopted 1995), as the use hereby permitted is approved in the specific circumstances of the applicant working from home, and would not normally be approved outwith these specific circumstances.

6) The development hereby approved shall be carried out in accordance with the location plan, the photographs and the ground floor layout plan stamped as received by the Local Planning Authority on 26 March 2008, unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies H2.2, H2.6 and DC8 of the Unitary Development Plan for the City of Manchester (adopted 1995).

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.
The First Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

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.