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 Mark Seabourne
Southway Housing Trust
825 Wilmslow Road
Didsbury
Manchester
M20 2SN

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Creation of contractor's compound in connection with environmental improvement works, for a temporary period until March 2013

Location: Land At Wintermans Road, North Of Plover Terrace, Manchester, Chorlton, Manchester, M21 7UJ

Date of application: 8 June 2012

Application number: 099340/FO/2012/S1

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).

Reason(s) for decision

The proposal is not considered to be detrimental to the character of the area, visual amenity or residential amenity and is in accordance with the development plan, including policies SP1 and DM1 of the Manchester's Core Strategy Development Plan Document, and there are no material considerations of sufficient weight to indicate otherwise.

Condition(s) attached to this decision

1) This planning permission is granted for a limited period expiring on March 2013 and all buildings, works, uses of land or other development hereby permitted shall be removed or discontinued and the land reinstated in accordance with a scheme previously approved within one month of the compound being vacated or before the expiration of the period specified in this condition, whichever is sooner.

Reason - The proposed development is only required for this period, after which the buildings and structures hereby approved are no longer required and should be removed pursuant to Policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document.

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: Design and Access Statement ref SW39018/MS/01, SW/39018 E/SC1, site setup drawing 01 and supporting information stamped as received on 8 June 2012.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document.

3) No work or other activity shall take place on site on Saturdays, Sundays or Bank Holidays. All work and other activity on other days shall be confined to the following hourts unless otherwise agreed in witing by the City Council as local planning authority:-

7.30 am to 5.00 pm Monday to Friday.

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

4) External lighting shall be designed and installed so as to control glare and overspill on to nearby residential properties.

Reason - To safeguard the amenities of the occupiers of nearby residential properties, pursuant to Policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document.

5) Before first occupation of the development, any externally mounted ancillary equipment, including generators shall be suitably selected, located and acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

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

Informatives

This permission does not grant approval under Building Regulations.

The proposed compound includes a new access which will require a dropped kerb on the adopted highway. Environment on Call will need to be contacted on 0161 234 5004 to arrange for the dropped kerb to be installed.

Date: 1 August 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.