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
Mr Peter Cheung 5 Moorland Fold Stalybridge Tameside SK15 2SE	John F Lomas Rothbury Chapel Road Hayfield High Peak SK22 2JF

Part I – Particulars of Application

Date of Application	Application ref. no.
25 September 2008	087575/FO/2008/S2

Particulars and location of development:

Retrospective application for the erection of 1st floor rear extension previously approved under 075664/FO/2005/S2 incorporating alterations to the roof, side and rear elevations and position of flue

782 Wilmslow Road
Didsbury
Manchester
M20 2DR

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 CITY COUNCIL'S UNITARY DEVELOPMENT PLAN POLICIES H2.2, DC10 AND THE GUIDE TO DEVELOPMENT IN MANCHESTER SPD THERE ARE NO MATERIA CONSIDERATIONS OF SUFFICIENT WEIGHT TO INDICATE OTHERWISE.
Date of Decision 4 November 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 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:

Drawings:

08.8/2C stamped as received by the City Council, as Local Planning Authority, on the 21st October 2008.
08.8/4 stamped as received by the City Council, as Local Planning Authority, on the 31st October 2008.

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.

2) Before the development hereby approved is occupied, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council, as Local Planning Authority. The scheme shall be implemented in full before the building is first brought into use or as otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies DC10 and H2.2 of the Unitary Development Plan for the City of Manchester (Adopted 1995).

3) Before the development is first occupied, the building, together with any externally mounted ancillary, shall be acoustically insulated in accordance with a scheme submitted to and approved by the City Council as Local Planning Authority to secure a reduction in the level of noise emanating from the equipment.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies DC10 and H2.2 of the Unitary Development Plan for the City of Manchester (Adopted 1995).

4) The internal refuse storage area, as shown of plan numbered 08.9/4, stamped as received by the City Council, as Local Planning Authority, on the 31st October 2008, shall be used at all times, with no refuse being stored externally within Grove Lane and the alleyway to the rear of the premises. This refuse store shall remain in situ whilst the use or development is in operation unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - In the interest of amenity and public health, pursuant to policies DC10 and H2.2 of the Unitary Development Plan for the City of Manchester (Adopted 1995).

5) The premises shall not be open outside of the following hours, unless otherwise agreed in writing by the City Council, as Local Planning Authority:-

Sunday to Thursday 08:00 to 23:30
Friday and Saturday 08:00 to Midnight

Reason - To safeguard the amenities of the occupiers of the nearby residential accommodation, pursuant to policies DC10 and H2.2 of the Unitary Development Plan for the City of Manchester (Adopted 1995).

6) No deliveries shall be made or waste collected from the premises between the following hours:

Monday to Thursday from 18:00 hours to 07:30 the following day;
Friday 18:00 to 09:00 on Saturday;
Saturday from 18:00 hours until 07:30 on the following Monday.

There shall be no deliveries or collections on Sunday and Bank Holidays

Reason - In the interest of residential amenity pursuant to policy DC10 and H2.2 of the Unitary Development Plan for the City of Manchester (Adopted 1995).

7) Notwithstanding the details contained on drawing number 08.8/2c, stamped as received by the City Council on the 31st October 2008, before the building is first occupied, a scheme for the extraction of any fumes, vapours and odours from any kitchen area within the development hereby approved, shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

Reason - In the interest of the amenities of the occupiers of nearby residential accommodation, pursuant to policy DC10 and H2.2 of the Unitary Development Plan for the City of Manchester (Adopted 1995).

8) All the windows and doors indiocated on drawing 08.8/2c shall remain closed after 19:00 Monday to Sunday unless otherwise agreed in writing by the City Council, as Local Planning Authority.

Reason - To protect the residential accommodation along Grove Lane, pursuant to policy H2.2 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.

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.