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 £97 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 Selwyn Jones
Selwyns Travel Ltd
Cavendish Farm Road
Weston
Runcorn
Cheshire
WA7 4LU

Agent (if used)

Mr Gordon Bruce
Bruce and Bruce Chartered Architects
1A Chapel House
Dean Terrace
Park Bridge
Ashton-under-Lyne
OL6 8AL

Part 1 Particulars of the application/development

Proposal: Variation of condition no. 2 attached to planning permission 098405/FO/2012/S2 to amend the approved drawings in relation to the rear portion of the building

Location: M I A , Paston Road, Sharston Industrial Area, Sharston, M22 4TF

Date of application: 21 December 2012

Application number: 101140/JO/2012/S2

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).

Article 31 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The applicant sought pre-application advice which enabled early consultation with officers. No issues have arisen in considering this planning application. Accordingly, the proposal was considered to be in accordance with the Development Plan.

Reason(s) for decision

Approve on the basis that the proposal is in accordance with the City Council's Core Strategy (July 2012) policies SP1, EN, EC10 and DM1, extant policies EW12 and DC26 of the Unitary Development Plan for the City of Manchester (1995), the Guide to Development in Manchester SPD (2007) and there are no material considerations of sufficient weight to indicate otherwise. In coming to this conclusion the Head of Planning has taken into account the Information provided with the application.

Condition(s) attached to this decision

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:

Drawings 1 Rev A, 2 Rev A and 3 Rev A stamped as received by the City Council, as Local Planning Authority, on the 28 January 2013.

Drawing 8 Rev A stamped as received by the City Council, as Local Planning Authority, on the 7 February 2013.

Design and Access Statement stamped as received by the City Council, as Local Planning Authority, on the 21 December 2012.

Design and Access statement and Planning statement prepared by GVA stamped as received by the City Council, as Local Planning Authority, on the 29 February 2012 as submitted with planning application 098405/FO/2012/S2.

Noise assessment by Environoise (ref 20197R01Bmw) stamped as received by the City Council, as Local Planning Authority, on the 29 February 2012 as submitted with planning application 098405/FO/2012/S2.

Transport Statement (ref WB/12020/TS/V0) stamped as received by the City Council, as Local Planning Authority, on the 9 March 2012 as submitted with planning application 098405/FO/2012/S2.

Operations strategy prepared by GVA (9th Many 2012) stamped as received by the City Council, as Local Planning Authority, on the 9 May 2012 as submitted with planning application 098405/FO/2012/S2.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Notwithstanding, drawing 8 Rev A stamped as received by the City Council, as Local Planning Authority, on the 7 February 2013, no development shall take place until there

has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. For the avoidance of doubt this shall include the provision of a 3 metre high acoustic fence to the rear of the site. The boundary treatment shall be completed before the first use of the site;. Development shall be carried out in accordance with the approved details and shall thereafter be retained and maintained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located in order to comply with policies SP1 and DM1 of the emerging Manchester Core Strategy.

5) Prior to the commencement of development, a crime prevention plan shall be submitted and approved in writing by the City Council, as Local Planning Authority. The approved plan shall then be implemented and prior to the first occupation of the coach depot hereby approved, written conformation shall be obtained from the City Council to ensure all previously agreed measures have been implemented.

Reason - In the interest of the safety and security of the residential accommodation pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2007).

6) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2007).

7) No development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been 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 - To ensure satisfactory refuse arrangements are put in place for the development site pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

8) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies SP1, EN18 and DM1 of the Manchester Core Strategy.

9) The coach washing facility hereby approved shall not be operated outside of the following hours:

Monday to Sunday 08:00 to 23:00

There shall be no use of high pressure hose system within the coach washing facility.

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the emerging Manchester Core Strategy (2012).

10) Before any use hereby approved commences, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with the noise study by Environoise (20197r01Bmw) stamped as received by the City Council, as Local Planning Authority, on the 29 February 2012 with planning application 098405/FO/2012/S2. The scheme shall be implemented in full before the use commences and thereafter retained.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

11) Before development commences a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with policies SP1 and DM1 of the Manchester Core Strategy.

12) The spray paint fan duct outlet shall operate in accordance with the noise study by Environoise (20197r01Bmw) stamped as received by the City Council, as Local Planning Authority, on the 29 February 2012 as part of planning application 098405/FO/2012/S2. The fan duct shall only be in use during daytime hours (Monday to Sunday 07:30 to 18:00).

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with policies SP1 and DM1 of the Manchester Core Strategy.

13) The operation of the premises shall be carried out in accordance with the operations strategy prepared by GVA (9th Many 2012) stamped as received by the City Council, as Local Planning Authority, on the 9 May 2012 as submitted with planning submission 098405/FO/2012/S2. For the avoidance of doubt this shall mean:

1. All vehicle maintenance and repairs shall take place internal to the premises during daytime hours - Monday to Sunday 07:30 to 18:00. Outside of those times, light maintenance only shall take place. This shall include lubricating, changing oil, maintaining fluid levels and replacement of light bulbs with such activities taking place within the workshop only with all the doors closed;
2. No reversing warning sounds, tannoy system, radios or revving of engines within the service yard;
3. Coach movements restricted to the hours of 04:00 to 00:00 (midnight) Monday to Sunday with 2 coach movement per hour taking place between 04:00 to 07:00 and 2 coach movement per hour taking place between 22:00 to 00:00 (midnight)

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

This permission does not grant approval under Building Regulations.

Date: 14 February 2013

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.