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 Imran Ilyas 3 Buller Road
Longsight
Manchester
M13 0PP

Agent (if used)

Mr Mohammed Khan 22 Buttermere Road
Gatley
Cheadle
Cheshire
SK8 4RH

Part 1 – Particulars of the application/development

Proposal: Change of use of buildings to rear of car wash to form car hire business with associated office, reception and valeting areas.

Location: 691/697 Stockport Road, Longsight, Manchester, M12 4QN

Date of application: 21 November 2011

Application number: 097733/FO/2011/N2

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

On the basis that the proposal is in accord with the City Council's Unitary Development Plan in particular policies E3.3; E3.5 H2.2; DC26.1 and DC26.5 and other material considerations of weight including Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance policies 2.31; 2.57; 4.11 and 8 and PPG24 in that the development would: positively contribute to the local economy by providing a use that meets local commercial needs whilst maintaining an appropriate relationship to residential uses, creates an opportunity to improve the appearance of the site and its relationship to a major radial route to and from the City Centre and the general streetscene thereby benefiting of the social and economic sustainability of the locality and the broader community and the promotion of its continuing regeneration.

Condition(s) attached to this decision

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: 01; 02; 03; 04; 05 received 1st November 2010 and 06 Rev. 03 received 4th January 2011.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policy E3.5 and H2.2 of the Manchester Unitary Development Plan.

2) The planning permission hereby granted relates to the use of the application premises for the leasing of vehicles to licensed private hire operators and for no other purpose, including operation of private hire car or mini-buses business or booking office and only vehicles associated with the use shall be undertaken within the enclosed yard area as specified on the approved drawing numbered 06 Rev. 03 attached to email dated 4th January 2012.

Reason - In the interests of residential amenity pursuant to policies H2.2 and DC26 of the Unitary Development Plan for the City of Manchester.

3) The premises shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

Monday to Friday - 9.00 am to 6.00 pm;
Saturday: 12 noon to 5.00 pm;
Sunday and Bank Holidays - Closed.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26.5 and the Unitary Development Plan for the City of Manchester.

4) No deliveries or collections (including cars assocaited with the private hire car leasing business hereby approved), loading, unloading, servicing and waste collection shall not be undertaken outside the hours of:

Monday to Saturday 7.30 am to 8.00 pm (with no deliveries or waste collections on Sunday or Bank Holidays).

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26.5 and the Unitary Development Plan for the City of Manchester.

5) Before the commencement of the use hereby authorised a scheme shall be 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 equipment. This scheme shall include details of the specification measures to acoustically insulate the building and any externally mounted and hand-held equipment to be used in conjunction with and ancillary to the use hereby authorised. The submitted scheme shall also include a timescale for its implementation, which shall be undertaken in full unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy H2.2, DC26.1 and DC26.5 of the Unitary Development Plan for City of Manchester

6) The planning permission hereby granted only allows the operation of external areas associated with the use in accordance with the authorised opening hours and does not permit the transmission of amplified sound or any music in these external areas at any time unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To safeguard the amenities of the occupiers of nearby residential properties pursuant to policy H2.2, DC26.1 and DC26.5 of the Unitary Development Plan for City of Manchester.

7) No external lighting to the building shall be installed unless specific details of location, type, luminescence and direction are submitted to and approved in writing by the City Council as local planning authority. Any lighting so approved shall be installed in accordance with those details and shall be designed so as to control glare and overspill to nearby residential properties.

Reason - In the interests of residential amenity, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester

8) The development is to be undertaken in accordance with the waste management strategy received on 21st November 2011 and drawing numbered 06 Rev 03 received 4th January 2011, unless otherwise agreed in writing by the City Council as local planning authority.

Reason - In the interests of residential amenity pursuant to policy H2.2 of the Unitary Development Plan and policies 2.57 and 4.11 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

9) Prior to being discharged into any watercourse, surface water sewer or soak away system. All surface water drainage from parking/servicing areas shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with, the site being drained.

Reason - To prevent pollution of controlled waters, pursuant to policy H2.2 of the Manchester City Councils Unitary Development Plan.

10) This planning permission relates only to the storage of no more than 8 cars associated with the licensed private hire car leasing business hereby approved as shown of the approved drawing numbered 06 Rev. 03 attached to email received 4th January 2012.

Reason - In the interests of residential amenity pursuant to policies H2.2 and DC26.5 of the Unitary Development Plan for the City of Manchester.

11) The building and external areas associated the use hereby authorised shall only be used for the washing, cleaning and valeting of vehicles associated with the authorised licensed private hire car leasing business and shall not used for vehicle repair, servicing and maintence.

Reason - In the interests of residential amenity pursuant to policies H2.2 and DC26.5 of the Unitary Development Plan for the City of Manchester.

12) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car park shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policies H2.2 and T2.6 of the Unitary Development Plan for the City of Manchester.

13) The planning permission hereby granted does not confer consent for the installation of razor wire around the perimeter fence to the application site.

Reason - In the interests of residential amenity pursuant to policies E3.5 and H2.2 of the Unitary Development Plan for the City of Manchester.

14) Within 3 months of the date of the planning permission hereby granted a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to security measures to be incorporated around the site perimeter or the external elevations to the building including the provision of any new roller shutters, with their specification and colour treatment , which shall be approved in writing prior to their installation. The approved scheme shall be implemented in full unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in Planning Policy Statement "Delivering Sustainable Development".

Informatives

This permission does not grant approval under Building Regulations.

Date: 11 January 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.