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	Name and Address of Agent
Mr Arif Khan 346 Dickenson Road Manchester M11 2FU	Planning Designs 4 Cavendish Court Holden Road Manchester M7 4LW

Part I – Particulars of Application

Date of Application	Application ref. no.
7 April 2008	086147/FO/2008/N2

Particulars and location of development:

Proposed change of use of vacant premises to educational facility (Class D1)

21/23 Vincent Street
Bradford
Manchester
M11 2FU

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
on the basis that the proposal is in accord with the City Council's Unitary Development Plan in particular policies H2.2 and DC26 and other material considerations of material weight including particular RPG policies: DP1; DP2; DP3: DP4; RSS policy DP1; PPS1; PPG24 and Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance policies 2.30; 4.10; 4.11; 6.5; 6.6; 8 in that the development would positively contribute to the local environment by securing an active use for the site to the benefit of the visual and residential amenities of the area; provide a sustainable development which would be beneficial to the broader community thereby promoting the continuing regeneration of the locality.
Date of Decision 2 June 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 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 unless otherwise agreed in writing by the City Council as Local Planning Authority: Drawing 1A received 7 April 2008 Drawing 2 of 3 dated February 2007.

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.

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

Monday to Friday: 9.00 am to 5.00 pm.

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

4) No loading or unloading shall be carried out on the site outside the hours of 8.00 am to 6.00 pm, Monday to Friday.

Reason - In order to protect the amenity of local residents and in accordance with Policy H2.2 in accordance with the Unitary Development Plan for the City of Manchester.

5) The development is to be undertaken in accordance with the waste management strategy received on 7 April 2008 and drawing referenced 1A 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 policy 4.11 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

6) The development is to be undertaken in accordance with the design and access statement received on 7 April 2008 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 policy 4.11 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

7) Notwithstanding the detail of drawings numbered 1A and dated 7th April 2008, the planning permission hereby granted does not confer consent for the provision of dedicated car parking for disabled people on the public highway (Vincent Street).

Reason

In the interest of residential amenity pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

8) The planning permission hereby granted does not confer consent for the installation of new or replacement roller shutters to doors and windows to the external elevations of the building.

Reason

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

9) The planning permission hereby granted relates to an educational facility to be attended by a maximum of 20 students and staff at any one time who will attend the premises in accordance with the working arrangements detailed in the applicant's e-mail dated 28 May 2008 unless otherwise agreed in writing by the City Council as local planning authority.

Reason

In order to safeguard the amenities of neighbouring residents pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

10) Before the building is first occupied it shall be 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 property. The submitted scheme shall include measures to demonstrate that the acoustic insulation of the party wall and roof of the part of the development that adjoins 25 Vincent Street is sufficient to adequately contain noise within the development.

Reason - To secure a reduction in noise from the premises in order to protect future residents from noise nuisance, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester and PPG24.

11) Before first occupation of the development, the building, together with any externally mounted ancillary equipment, shall be 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 equipment.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the Manchester Unitary Development Plan and PPG24.

12) The planning permission hereby granted does not confer permission for the installation of any external access ramps or associated handrails.

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

13) Details of a Travel Plan with the objective of reducing journeys to the application premises by students, staff and visitors and encouraging the use of public transportation, walking and cycling, including particulars of its implementation and monitoring of effectiveness and how measures to improve effectiveness shall be implemented, shall be submitted to and approved in writing by the City Council as local planning authority within two months of the commencement of the uses hereby authorised. For so long as the use is in operation the local planning authority shall be provided with such information as specified in the Travel Plan and all measures that are identified that can improve the effectiveness of the Travel Plan shall be adopted and implemented within a timescale agreed in writing by the local planning authority.

Reason - In the interests of residential amenity and to promote measures to promote alternatives to the use of private transport pursuant to Policy H2.2 of the Unitary Development Plan and Policy 2.30 of the Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance.

14) No part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with Policies T3.1, T3.6 and T3.7 of the Unitary Development Plan for the City of Manchester.

15) There shall be no operation or use of external loudspeakers, bells, tannoys, public address systems or any other form of amplified internal or external sound equipment in association with the authorised educational use.

Reason

In the interests of the amenity of the occupiers of nearby residential properties pursuant to Policy H2.2 of the Unitary Development Plan for the City of Manchester.

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.