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 Dafir Alfaraj
130 Claremont Road
Moss Side
Manchester
M14 4RT

Agent (if used)

Mr Ikram Al-Jamimi
2 Central Building
Burnage
Manchester
M19 1SP

Part 1 – Particulars of the application/development

Proposal: Change of use from retail (class A1) to cafe (class A3), including erection of flue to the rear

Location: 130 Claremont Road, Moss Side, Manchester, M14 4RT

Date of application: 20 March 2012

Application number: 098572/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

Approve on the basis that the proposal is in accord with the City Council's Core Strategy of the Local development framework and the saved policies of the Unitary Development Plan in particular policy DM1 which seeks to ensure that developments do not have an adverse impact on the amenity of the area, policy DC10 which sets down the criteria to be considered in determining applications for food and drink uses and policy DC26 which seeks to protect residents from the adverse impact of noise and the guidance contained in the National Planning Policy Framework and there are no material considerations of sufficient weight to indicate otherwise.

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 unless otherwise agreed in writing by the City Council as Local Planning Authority: elevations drawing stamped as received on 20th March 2012 and floorplans stamped as received on 10th July 2012.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DM1 and DC10 of the Core Strategy of the Local Development Framework and the saved policies of the Unitary Development Plan and the guidance contained in the National Planning Policy Framework.

3) 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 DM1 and DC10 of the Core Strategy of the Local Development Framework and the saved policies iof the Unitary Development Plan and the guidance contained in the National Policy Planning Framework.

4) The refuse/recycling facilities shown on the floor plan stamped as received on 12th July 2012 shall be made available prior to the use hereby approved commencing and shall remain available so long as the use continues to operate. All storage of waste or material for recycling shall take place within the designated area.

Reason To ensure that there are satisfactory facilities for the storage of refuse and materials for recycling in a manner that does not adversely affect the amenity of surrounding residential properties pursuant to policies DM1 and DC10 the Core Strategy of the Local Development framework and the saved policies of the unitary Development Plan and the guidance contained in the National Planning Policy Framework.

5) 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 policies DM1 and DC18 of the Core Strategy of the Local Development Framework and the saved policies of the Unitary Development Plan and the guidance contained in the National Planning Policy Framework.

6) No loading or unloading shall be carried out on the site outside the hours of 7.30am to 8.00pm Mondat to Saturday and no deliveries Sundays or bank holidays.

Reason - In order to protect the amenity of local residents and in accordance with Policies DM1, DC10and DC26 of the Core Strategy of the Local Development Framework and the saved policies of the Unitary Development plan and the guidance contained in the national Planning Policy Framework.

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

10.00am to midnight Sunday to Thursday
10.00am to 1.00am Friday and Saturday

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies DM1, DC10 and DC26 of the Core Strategy of the Local development Framework and the saved policies of the Unitary Development Plan and the guidance contained in the National Planning Policy Framework.

Informatives

This permission does not grant approval under Building Regulations.

Date: 24 July 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.