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 Julian Hammond
Eastlands Homes
Quattro House, Quattro Park
Redgate Lane
Longsight
Manchester
M12 4RZ

Agent (if used)

Ms Claudia Gilbert
Creative Planning
12 Hilton Street (first Floor)
Northern Quarter
Manchester
M1 1JF

Part 1 Particulars of the application/development

Proposal: Installation of external insulation works

Location: 44 Friendship Avenue And 9 Woodland Avenue, Gorton, Manchester, M18 7HT

Date of application: 18 February 2013

Application number: 101677/FO/2013/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).

Article 31 Declaration

Officers have worked with the applicant in a positive and proactive manner to based on seeking solutions to problems arising in relation to dealing with the planning application. Dialogue has been entered into with the applicants to ensure that the colour and specification of the render has been satisfactorily related to the existing dwellinghouses. The applicants have also been advised of the comments of the Head of Highways Services and confirmed their intention to ensure that highways concerns are addressed during construction works. It is considered that this dialogue has resulted in positive and proactive engagement with the applicant and ensured compliance with Core Strategy policies SP1, DM1 and EN8 and the guidance contained in the NPPF.

Reason(s) for decision

On the basis that the proposal is in accord with Core Strategy for Manchester policies SP1, DM1 and EN8, the guidance contained in Guide to Development in Manchester

Supplementary Planning Document and Planning Guidance, the principles of National Planning Policy Framework and the Regional Spatial Strategy (RSS) policy DP1 and in that the development would provide improve the quality of living accommodation for residents, be satisfactorily related the surrounding streetscene and reduce energy costs and carbon emissions. The development would thereby encourage the social, economic and environmental sustainability of the area and its on-going regeneration.

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:

4398(9-) 013 site location plan
4398 (2-) 139 Rev A external refurbishment 44 Friendship Avenue as existing
4398 (2-) 140 Rev A external refurbishment 44 Friendship Avenue as proposed
4398 (2-) 188 external refurbishment 9 Woodland Avenue as existing
4398 (2-) 189 external refurbishment 9 Woodland Avenue as proposed
the design & access statement and planning statement, dated January 2013,
all stamped as received by the City Council, as Local Planning Authority, on 18 February 2013

agents email dated 5 March 2013.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

3) Notwithstanding the details of the approved drawings and Design and Access Statement relating to the colour specification of render forming part of insulation system to be installed, the authorised development shall be fully implemented in accordance with the following materials and specifications; WBS 1.5mm silicone 'K' Finish - Terracotta colour ref: NCS 5040-Y70R.

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.

Informatives

This permission does not grant approval under Building Regulations.

Date: 22 April 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.