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 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

Al Hafez Limited
Howley Park Road East
Morley
Leeds
LS27 0BN

Agent (if used)

Mr Keith Nolan
Architectural Design Partnership
Kirksyde
9 Castle Road
Colne
Lancashire
BB8 7AR

Part 1 – Particulars of the application/development

Proposal: Use of land for car parking in association with adjoining DIY store together with re-cladding of adjoining building following demolition of existing industrial building.

Location: 122-134 South Street & 839-847 Ashton Old Road, Bradford, Manchester, M11 2FY

Date of application: 1 April 2014

Application number: 105270/FO/2014/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

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the delegated / committee report.

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 shall be carried out in accordance with the following drawings and documents;

Drawing Refs; 503/1 and 503/3 stamped as received on the 26th March 2014 stamped as received on the 13th June 2014.

Details of green powder coated Paladin fencing contained in the email from Keith Nolan dated 29th July 2014.

Details of highway works, points 1, 4 and 5 only detailed in the letter from Keith Nolan dated 10th June 2014.
Demolition Method Statement prepared by Dale Contractor's Ltd dated March 2014

Design and Access Statement dated March 2014.

Bat Survey prepared by Rachel Hacking Ecology dated 2014.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1 and SP1 of the adopted Core Strategy for the City of Manchester.

3) No development shall take place until the existing vehicular entrance on South Street has been removed and the footpath reinstated according to the details set out in the letter from Keith Nolan dated 10th June 2014, points 1, 4 and 5 only. The development shall not be occupied until the works have been constructed in accordance with the approved details.

Reason - In the interests of pedestrian and highway safety pursuant to policies SP1, DM1 and T2 of the adopted Core Strategy for the city of Manchester.

4) The car park hereby approved, shall only remain in use during the hours of trading; Monday to Friday 8am to 6pm; Saturday 9am to 5pm and Sundays and Bank Holidays 10am to 4pm and the gates shall be kept locked at all other times outside of the shop trading hours.

Reason - To safeguard the amenities of the occupiers of nearby accommodation in order to reduce the risk of crime pursuant to policies SP1 and DM1 of the adopted Core Strategy for the city of Manchester.

5) Notwithstanding the boundary details hereby approved, 'green powder coated paladin fencing 2m high with matching gates', as confirmed in the email dated 29th July 2014, the position and details of boundary walls and fences including its construction, shall be submitted to and approved in writing by the City Council as local planning authority and implemented in accordance with the agreed details within 6 months of the date of this permission and shall be retained as such at all times thereafter.

Reason - In order to make the development secure pursuant to policy DM1 of the Core Strategy for the City of Manchester.

Informatives

This permission does not grant approval under Building Regulations.

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

The highway works, including provision of a new bell-mouth junction and reinstatement of the current crossing required as a result of this application, shall be provided through application to the Highway Authority of a s278 Agreement.

The applicant / agent is required to contact the Highway Authority at the address below in the first instance to discuss the details of works:

Development Mangement
Citywide Support (Highways)
Growth and Neighbourhoods Directorate
Manchester City Council
Hammerstone Road
Gorton
Manchester
M18 8EQ

Tel: 0161-234-5162

All bat species are European Protected Species under the Conservation (Natural Habitats) Regulations 1994, updated and consolidated by the Conservation of Habitats and Species Regulations 2010. They are also fully protected under the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000, the Natural Environment and Rural Communities Act 2006. It is illegal to disturb or damage a bat roost whether or not there are bats present.

If during development works, a bat (or accumulation of bat droppings) is discovered at any time, work is to temporarily cease whilst a bat ecologist is contacted for guidance and assistance. This can be Rachel Hacking (07734 296424) who undertook the initial survey, any licensed bat worker, or the Bat Conservation Trust (BCT) helpline (0845 1300 228).

Date: 5 September 2014

Signed: 

Julie Roscoe
Head of Planning, Building Control & Licensing

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.

Appendix A – Standing Advice Regarding Coalfield Area

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:

- Collapse of shallow coal mine workings.
- Collapse of, or risk of entry into, mine entries (shafts and adits).
- Gas emissions from coal mines including methane and carbon dioxide.
- Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide.
- Transmission of gases into adjacent properties from underground sources through ground fractures.
- Coal mining subsidence.
- Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

Potential hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.

In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.

Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.
Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity, and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com