MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Refusal of Planning Permission

Applicant

P. Casey Enviro Limited
Rydings Road
Wardle
Rochdale
OL12 9PS

Agent (if used)

Mr Steven Rowland
Oakbay Design Limited
29 Bradford Road
Eccles
Manchester
M30 9FF

Part 1 – Particulars of the application/development

Proposal: Change of use of land as a waste treatment and recycling facility (sui generis), involving the open storage of waste material, soil screening, hard core crushing grading using mechanical equipment together with the erection of detached buildings for the treatment of dry waste, formation of internal service roads, laying out of HGV and car parking areas and boundary treatments with operating hours limited to: Monday to Friday - 7.30 am to 6.00 pm, including vehicle movements, with crushing and screening restricted to 8.00 am to 5.00 pm; Saturday - 7.30 am to 1.00 pm, including vehicle movements but excluding crushing and/or screening; Sundays or Bank Holidays - No operations undertaken on site.

Location: Vacant Land At Rondin Road, Ardwick, Manchester, M12 6BF

Date of application: 23 January 2014

Application number: 104703/FO/2014/N2

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Refused** in accordance with the application and plans submitted for the reason(s) listed below.

Article 31 Declaration

Officers have engaged in a dialogue with the applicant that has produced positive responses to the issues arising from the consultation process thereby producing a more comprehensive development proposal. The applicant has responded to concerns raised as part of the consultation process and has, where necessary provided, additional supporting information, as well as, engaging in dialogue leading to the formulation of the recommended conditions. Concerns relating to potential impact on residential amenity have also be responded to through amendments to the site layout, the provision of additional information (particularly with regard to the undertaking of noise surveys) and in recognising the importance of managing the development through compliance with planning conditions. It is considered that this approach has produced a development that can be appropriately operated and managed in full recognition of the locational

context of the site. It is also considered that the adopted collaborative approach is consistent with government guidance as expressed in the National Planning Policy Framework and National Planning Policy Guidance.

Reason(s) for decision

1) The proposed use of the site as a waste processing facility would be incompatible with nearby residential uses and would be detrimental to residential and local amenity by virtue of: increased noise, dust and vibration and the failure to provide adequate arrangements for the management of traffic potentially generated by the proposed development accessing and egressing the site and undertaking of the depositing and collection of waste materials. The proposal would therefore be contrary to policies SP1, EN16 and DM1 of the Core Strategy for the City of Manchester and policy DC26 of the Saved Unitary Development Plan for the City of Manchester.

Date: 12 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 decision relates 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. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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.