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	Agent (if used)
Mr Younis 2A Rossefield Road Heaton Bradford BD9 4DA	S R Design 2A Rossefield Road Heaton Bradford BD9 4DA

Part 1 – Particulars of the application/development

Proposal: Change of use from light industrial use (B1) to car dismantling and repair business (sui generis use) with new external canopy.

Location: Unit 11 Nutsford Vale Industrial Park, Nutsford Vale, Gorton, Manchester, M12 5QJ

Date of application: 18 April 2014

Application number: 105400/FU/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 this delegated 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 hereby approved shall be carried out in accordance with the following drawings and documents:

Location Plan stamped as received by the City Council as Local Planning Authority on the 8th April 2014;
Existing and Proposed Plans (drawing ref: SR-1523-1A) stamped as received by the City Council as Local Planning Authority on the 8th April 2014;

Design Statement stamped as received by the City Council as Local Planning Authority on the 18th April 2014;

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policy DM1 of the Core Strategy for the City of Manchester (adopted July 2012).

3) Notwithstanding the materials hereby approved and shown on drawing SR-1523-1A stamped as received by the City Council as Local Planning Authority on the 8th April 2014, details of the type and colour of materials to be used in the steel canopies hereby approved, shall be submitted to and approved in writing by the City Council as Local Planning Authority within 3months of the date of this permission. The development shall only be operated in accordance with the approved materials.

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 pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

4) The premises shall not be open on Sundays and Bank Holidays, and on all other days shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

9.00 am to 6.00 pm - Monday to Saturday

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the adopted Core Strategy for the City of Manchester.

5) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

Monday to Saturday: 09.00 - 18.00
Sunday and Bank holidays: no deliveries

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

6) All vehicle breaking and any associated repairs must be done inside the building with all doors (including roller shutter doors) closed at all times, except for access and egress.

Reason - To protect residential amenity, pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

7) Within 3 months of the date of this permission, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as Local Planning Authority. This shall include specific details relating to the recycling and

the disposal of oil and other vehicle fluids and rubber tyres. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies SP1 and DM1 of the adopted Core Strategy for the City of Manchester.

8) The parking spaces for staff and customers shown on plan reference: SK - 1523 - 1A, shall not be used for the storage or dismantling of scrap vehicles or parts and shall only be retained for the purposes of staff and visitor parking whilst the business is in operation.

Reason - To ensure the development makes sufficient provision for staff and customer parking in the interests of highway and pedestrian safety pursuant to policies T2, SP1 and DM1 of the adopted Core Strategy for Manchester.

9) All combustible waste materials shall be removed from the site by specialist waste contractors and shall not be burned on site at any time whilst the business is in operation or at any time thereafter.

Reason - In the interests of amenity and public health pursuant to policies SP1 and DM1 of the adopted Core Strategy for the City of Manchester

10) Within 3 months of the date of this permission, a scheme shall be submitted to and approved in writing by the City Council as local planning authority, detailing the maximum heights of stored car parts, vehicles for breaking, unprocessed, separated and processed parts and waste within the site, including the provision of visual markers defining heights to facilitate future monitoring and site management. The approved scheme shall be implemented in full from the date of approval and shall remain operational thereafter in accordance with the agreed details.

Reason - In the interests of the visual amenities of the area pursuant to policies SP1 and DM1 of the adopted Core Strategy for the City of Manchester.

Informatives

This permission does not grant approval under Building Regulations.

This development will require an Environmental Permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency, unless a waste exemption applies. If any controlled waste is to be removed off site, then the site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably permitted facility.

For more guidance on the Environmental Permit, the applicant is advised to contact the Environment Management team at Richard Fairclough House Office on 01925 542225 or refer to guidance on our website:

http://www.environmentagency.gov.uk/subjects/waste

The developer must apply the waste hierarchy in a priority order of prevention, reuse, recycling before considering other recovery or disposal options. Government Guidance on the waste hierarchy in England is at:

http://www.defra.gov.uk/publications/files/pb13530-waste-hierarchy-guidance.pdf

Date: 12 June 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.