

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Ms Wei Bing Yao
Brada Catering Fabrication Ltd
6 Whitworth Street
Manchester
M11 2GR

Agent (if used)

Mr. Terry Lau
TLArchitects
48 Jamaica Street
Liverpool
L1 0AF

Part 1 – Particulars of the application/development

Proposal: Use of vacant land for the siting of 24 containers for self-storage and business storage (Class B8) for a period of 5 years

Location: 6 Whitworth Street, Bradford, Manchester, M11 2GR

Date of application: 27 April 2020

Application number: 126680/FO/2020

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Temporarily Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Discussions between officers and the applicant's agent, secure agreement to conditions to secure the appropriate operation of the site for a temporary 5 year period. On the basis of the submitted details, it was considered that sufficient information had been provided to allow the assessment of the planning application.

Condition(s) attached to this decision

1) The permission hereby granted is for a limited period only, expiring on 2 September 2025 and the buildings, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued.

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 stamped as received by the City Council as local planning authority on 7 April 2020, 27 April 2020 and 30 May 2020:

Planning application forms

Location plan Drawing No 1

Existing floor plan Drawing No 02 Rev A

Proposed Floor plan 2 Drawing No 04 Rev D

Visuals of shipping containers Type A and B

Portable security cabin north and east elevations

Portable security cabin south and west elevations

Long vehicle swept path analysis plan: Analysis 1 Drawing No 41 (Access)

Long vehicle swept path analysis plan: Analysis 2 Drawing No 42 (Egress)

Self-Storage Depot for Personal & Business Storage - Traffic generation histogram

Land on the south side of Whitworth Street Openshaw Manchester M11 2GR - Design and Access Statement Revised C March 2020 by TL Architects

Land on the south side of Whitworth Street Openshaw Manchester M11 2GR -Transport Statement C March 2020 by TL Architects

Crime Impact Statement Whitworth Street Storage Facility for TL Architect Version A: 27 April 2020 Ref: 2020/0108/CIS/01

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

3) The site shall only be used for the siting of 24 storage containers, staff welfare unit / WC and security cabin to be sited in accordance with drawing referenced Proposed Floor plan 2 Drawing No 04 Rev D. The containers shall not be stacked and only used for the purposes of storage and not used in connection of the operation of any form of business from within the site.

Reason - For the avoidance of doubt and to secure the appropriate future operation of the site pursuant to policies SP1, EN19, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

4) The storage facility hereby approved shall not be open outside the following hours:

Monday to Saturday - 5.00 to 23.59;

Sunday and Bank Holidays - 6.00 to 20.00.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for the City of Manchester

5) Before the commencement of the development, a traffic management plan shall be submitted to the City Council as local planning authority, detailing the arrangements for the stewardship of vehicles manoeuvring in the adjacent highway and accessing and egressing the site in relation to the delivery and any future repositioning of container units within the site in association with the authorised development. The development shall be implemented in accordance with the approved traffic management plan, which shall remain in situ thereafter.

Reason - In the interests of pedestrian and highway safety pursuant to policies SP1, T12 and DM1 of the Core Strategy for the City of Manchester.

6) Before the occupation of the development, flood risk mitigation measures shall be implemented in accordance with the Flood Risk and Mitigation Statement, TL Architects, March 2020, including the provision of surface water drainage designed and constructed to prevent the increased risk of flooding. The implemented drainage arrangement shall be maintained in situ thereafter.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN8 and EN14.

7) The proposed development should be designed and constructed in accordance with the recommendations contained within section 3.3 of the submitted Crime Impact Statement Version A dated 27 April 2020 Ref - URN: 2020/0108/CIS/01. The development shall only be carried out in accordance with these approved details and occupation of the authorised building shall not commence until the City Council as local planning authority has acknowledged, in writing, that it has received written confirmation of 'Secured by Design' accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework.

8) Notwithstanding the details of drawing referenced: Proposed Floor plan 2 Drawing No 04 Rev D and before the occupation the authorised development, details of the specifications, siting and appearance of the height, specification and appearance of boundary fencing and gates shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details and maintained in situ thereafter.

Reason - In the interests of site security and residential amenity, pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

9) Before the occupation the authorised development, details of the specifications, siting and appearance of the height, specification and appearance of CCTV cameras, external lighting and a support columns or means of affixation to the authorised containers shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details and maintained in situ thereafter.

Reason - In the interests of site security and residential amenity, pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

10) Before the occupation the authorised development, details of the specifications, siting and appearance of secured cycle storage racks within the rear service yard shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details and maintained in situ thereafter.

Reason - In the interest of residential amenity and to promote sustainable transportation modes pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

11) Before the occupation the authorised development, details of the specifications, siting and appearance of the temporary WC / staff welfare unit shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details and maintained in situ thereafter.

Reason - In the interest of residential amenity and to promote sustainable transportation modes pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

12) Before the occupation the authorised development, details of the specifications, siting and appearance of a segregated waste storage enclosure and details of a waste collection contract shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details and maintained in situ thereafter.

Reason - In the interest of residential amenity and to promote sustainable transportation modes pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

Informatives

This permission does not grant approval under Building Regulations.

Mining Information

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.

Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

It is of note that the adjacent site supported breeding little ringed plover (Schedule 1 Wildlife & Countryside Act 1981) in 2011, as this adjacent site was bare ground at that time. However, the current site is not large and appears to have been used in the past for the storage of vehicles/equipment so the likelihood of this species being present is minimal. However, all species of bird are protected whilst nesting and the bird breeding season is (March - August inclusive).

Date: 2 September 2020

Signed:



Julie Roscoe
Director 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, they may appeal to the 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 gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they 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 their 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 Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.