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

Mr Peter OConnor
PP O Connor Limited
Thames Trading Estate
Woodrow Way
Irlam
Manchester
M44 6ZQ

Agent (if used)

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

Part 1 – Particulars of the application/development

Proposal: Erection of a waste processing facility and ancillary equipment; erection of a waste storage building and site cabin; creation of a new access point off Sharston Road; installation of weighbridge and waste storage bins

Location: Waste Transfer Station To The North Of The Railway Line, Off Longley Lane, Manchester

Date of application: 23 October 2018

Application number: 120297/FO/2018

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 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

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 supporting information received on 23 October 2018:

a) Proposed drawing - Z310.001 - SITE LAYOUT

b) Proposed drawing - Z310.002 REV 1 - PROCESSING PLANT ELEVATION AND PLAN
c) Proposed drawing - Z310.003 REV 2 - WESTERN ENTRANCE AND BOOKING IN OFFICE
d) Proposed drawing - Z310.005 - SWEPT PATH ANALYSIS, SHARSTON ROAD ENTRANCE
e) Proposed drawing - Z310.006 - NORTHERN ELEVATION, STORAGE BINS LAYOUT AND ELEVATIONS

and the following drawings and documents received on 5 August 2024:

f) Proposed drawing - 7303-24-001 - SITE PLAN
g) Proposed drawing - 7303-24-002 - SECTION A - A
h) Proposed drawing - 7303-24-004 - GROUND FLOOR PLAN
i) Proposed drawing - 7303-24-005 - STEELWORK PLAN
j) Proposed drawing - 7303-24-006 - ELEVATIONS SHEET 1
k) Proposed drawing - 7303-24-007 - ELEVATIONS SHEET 2
l) AIR QUALITY TECHNICAL NOTE
m) BEK - GROUND GAS RISK ASSESSMENT
n) PHASE 1 PRELIMINARY RISK ASSESSMENT
o) SITE INVESTIGATION & GROUND ASSESSMENT
p) Waste Transfer Station, Longley Lane, Sharston - Dust Assessment MAN.0178.001.AQ.R.001 -
q) Waste Transfer Station, Longley Lane, Sharston - Noise Assessment - MAN.0718.001.NO.R.001

and the following document received on 25 June 2025:

r) Basic Asset Protection Agreement

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

3) The premises shall not be open outside the following hours:

a) 0800hrs to 1800hrs - Mondays to Fridays
b) 0800hrs to 1300hrs - Saturdays
c) The premises shall not operate on Sundays and Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Policy DM1 of the Manchester Core Strategy and Saved UDO Policy DC26.

4) a) Within two months of the date of this planning permission a scheme for the storage and disposal of office refuse shall be submitted to and approved in writing by the City Council as local planning authority.

b) 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 Policy DM1 in the Manchester Core Strategy.

5) The development shall be implemented and thereafter managed in accordance with the approved Basic Asset Protection Agreement (BAPA) received on 25 June 2025 so long as it remains in operation.

Reason - To safeguard adjoining railway land and in the interest of public safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

6) a) Within two months of the date of this planning permission a scheme for bicycle storage, including a timetable for installation, shall be submitted to and approved in writing by the City Council as local planning authority.

b) 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 Policy DM1 in the Manchester Core Strategy.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Information for Developers guidance documents can be downloaded using the following link:

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

Environment Agency Informative - The proposals will require an Environmental Permit under the Environmental Permitting (England and Wales) Regulations 2016. Under these regulations the operator is required to have appropriate measures in place at the

site to prevent pollution to the environment. If this is not included with the application then it is likely that we would reject any application received for an Environmental Permit. Please see our website for more information on this and applying for an Environmental Permit:

https://www.gov.uk/topic/environmental-management/environmental-permits

Railway Safety (Lighting) - The lighting associated with the development must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The developer should obtain the approval of the Network Rail Asset Protection Engineer for their detailed proposals regarding lighting. Following occupation of the development, if within three months Network Rail or a Train Operating Company has identified that lighting from the development is interfering with driver's vision, signal sighting, alteration/mitigation will be required to remove the conflict at the applicant's expense e.g. a sodium light on third party land can 'wash-out' a driver's ability to perceive a signal set at red: to the train driver the signal would be perceived as yellow and the driver would proceed even though a red signal indicates danger and to stop.

Date: 3 July 2025

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/appeal-planning-decision 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 of 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 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 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.