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

P4 Planning
Ringway Trading Estate
Shadowmoss Road
Manchester
M22 5LH

Agent (if used)

Imogen Byrne-Mullan
P4 Planning Limited
113 Timber Wharf
40 Worsley Street
Manchester
M15 4LD

Part 1 – Particulars of the application/development

Proposal: Change of use from B8 (storage and distribution) to vehicle hire business (sui generis)

Location: Unit 7 And 8 Ringway Trading Estate, Shadowmoss Road, Manchester, M22 6LX

Date of application: 24 January 2025

Application number: 141757/FO/2024

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:

a) Location Plan, received on 17 December 2024
b) Proposed Site Plan, drawing no. 1858-0500-01, received on 7 January 2025

c) Waste Management Strategy, received on 24 January 2025
d) Email correspondence (White Peak), received on 28 February 2025
e) Product Datasheet Specifications for Charging Station, received 14 March 2025
f) Ground Floor Layout, drawing no. 1858-0300-04, received on 14 March 2025

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) 0700hrs to 2300hrs

Reason - In interests of residential amenity and in order to reduce noise and general disturbance, pursuant to Policies DM1 and SP1 in the Manchester Core Strategy and Saved UDP Policy D26.

4) The use of any cash wash facilities (including vacuuming) at the site shall be restricted to:

a) 0800hrs to 1800hrs hours Mondays to Saturdays
b) 1000hrs to 1600hrs Bank Holidays and Sundays

Reason - In interests of residential amenity and in order to reduce noise and general disturbance, pursuant to Policies DM1 and SP1 in the Manchester Core Strategy and Saved UDP Policy D26.

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

a) 0730hrs to 2000hrs, Monday to Saturday,
b) no deliveries/waste collections on Sundays/Bank Holidays.

Reason - In interests of residential amenity and in order to reduce noise and general disturbance, pursuant to Policies DM1 and SP1 in the Manchester Core Strategy and Saved UDP Policy D26.

6) The storage and disposal of waste shall be undertaken in accordance with the Waste Management Strategy received on 24 January 2025 and shall remain in situ whilst the development is in operation.

Reason - In the interests of visual and residential amenity, pursuant to Policy DM1 in the Manchester Core Strategy

7) The electric vehicle charging points, as indicated on drawing no. 1858-0300-04, received on 14 March 2025, shall be installed and become operational prior to the commencement of the use hereby approved. Thereafter they shall remain insitu in perpetuity.

Reason - To promote sustainable development, pursuant to Policies DM1 and EN16 in the Manchester Core Strategy

8) Details of the proposed cycle storage facilities shall be submitted to and be approved by the City Council as Local Planning Authority. The approved facilities shall be installed

and remain insitu in perpetuity prior to the commencement of the use hereby approved commences.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of 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

Aerodrome Safeguarding - The applicant's attention is drawn to the need for all exterior lighting to be capped at the horizontal and for any exterior signage to be either lit from above or if lit internally for the candela to not exceed 33 cd

Date: 21 March 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.