

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

Mr Andy Rushton
J Allcock and Sons Ltd
Ambrose Street
Manchester
M12 5DD

Agent (if used)

Mr Sue Casebourne
Engineered Solutions (Projects) Ltd
Bainbridge House
379 Stamfordham Road
New Castle Upon Tyne
NE5 2LH

Part 1 – Particulars of the application/development

Proposal: Change of use from public open space to Class B2 Industrial use with associated boundary treatment

Location: J Allcock & Sons Ltd , Textile Street, Manchester, M12 5DL

Date of application: 13 December 2022

Application number: 135131/FO/2022

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

Condition(s) attached to this decision

0) Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. The original submission raised initial concerns about the emergence evacuation in regard to flooding , and this matter has been satisfactorily resolved and the appropriate conditions have been attached.

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:

Topographical Survey plan ref: 96017-001
Visibility Illustration plan ref: ENG13122.1 rev.A and associated location plan ref:
ENG13122.2 rev.A
Received 13th December 2022

Adjusted fence boundary (and site edged red plan) ref: 010622.2 rev.A 01 and
Adjusted boundary fence plan ref: 010622.03 rev. A 01 showing the site being left as
'wilderness'.
received 4th April 2024

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
(2012).

3) a) The 2.5m high paladin fencing boundary treatment shall be completed in
accordance with location shown the Adjusted boundary fence plan ref: 010622.03 rev. A
01 and Adjusted fence boundary (and site edged red plan) ref: 010622.2 rev.A 01 shall
thereafter be retained.

b) Prior to the erection of the 2.5m high paladin fencing boundary treatment, finalised
details of the colouration of the boundary fencing 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.

Reason - In the interests of the visual amenity of the area, pursuant to policies SP1 and
DM1 of the Manchester Core Strategy (2012).

4) The site comprising the approved development shall be retained as a 'wilderness'
area of soft landscaping as shown on Adjusted boundary fence plan ref: 010622.03 rev.
A 01 received 4th April 2024.

Reason - To safeguard the amenities of the occupiers of nearby residential
accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy
(2012) and saved policy DC26 of the Unitary Development Plan for the City of
Manchester.

5) The site shall only be used, in association with adjacent industrial use, and the
implementation of planning permission reference: 131664/FO/2021, and shall not be
used as a separate business.

Reason - To safeguard the amenities of the occupiers of nearby residential
accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy
(2012) .

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

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.

Date: 5 April 2024

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 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 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.

Appendix A



The Coal Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024