

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

Motor Fuel Group
Gladstone Place
36-38 Upper Marlborough Road
St Albans
Hertfordshire
AL1 3UU

Agent (if used)

MBH Design Studio
Rosemount House
Rosemount Avenue
West Byfleet
KT14 6LB

Part 1 – Particulars of the application/development

Proposal: Erection of single-storey side extension, covered store enclosure and raising of forecourt canopy to 5.2 metres, following demolition of car wash

Location: Petrol Filling Station , Chancellor Lane, Manchester, M12 6JZ

Date of application: 19 October 2021

Application number: 131586/FO/2021

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 problems arising in relation to dealing with the planning application. In this case, 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. The planning application has been appropriately assessed on the basis of the submitted details.

Condition(s) attached to this decision

1) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as local planning authority on 7 September 2021, 22 September 2021 and 19 October 2021:

Planning application forms
Block plan Ref: 13859 - BP
Location plan Ref: 13859 - LP

Proposed site layout Ref: 13859-P03
Proposed site elevations Ref: 13859-P04
Existing and proposed sales building layout ref: 13859-P05
Proposed sales building elevations Ref: 13859-P07
Tree survey / Arboricultural Impact Assessment Ref: MBHDE05 Document 800722 Date 09/10/2021 by Alltree Consultancy

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.

2) The materials to be used in the construction of the elevations of the extension hereby approved, including bricks and roof tiles, together with the method of coursing and pointing, shall match the existing retail building, in terms of colour, texture and appearance. The shopfront frames to windows and doors shall be finished in grey RAL 7016 as shown on the approved drawings.

Reason - In the interests of visual amenity and character of the area, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

3) Within two months of the planning permission hereby granted, confirmation of the implementation of the development in accordance with appropriate and comprehensive construction designs for the installation of a proprietary membrane to alleviate any possibility of hydrocarbon ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The development shall be maintained in accordance with the approved details, which shall be subsequently maintained in situ as part of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policy EN18 of the Core Strategy for the City of Manchester.

4) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time during the watching brief, then development shall cease and/or the development shall not continue until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), details shall be submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this on completion of development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policy EN18 of the Core Strategy for the City of Manchester.

5) Before its installation, any external lighting required in support of the development shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill. The implemented scheme shall be maintained in accordance with the approved details at all times thereafter.

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

6) Within two months of the planning permission hereby granted, a scheme shall be submitted to and approved in writing by the City Council as local planning authority, detailing the provision of level thresholds to the principal entrance of the extended sales building as shown on drawings ref: Proposed site layout Ref: 13859-P03 and Proposed site elevations Ref: 13859-P04, including routes widths and gradients. The approved scheme shall be implemented before occupation of the development and maintained in situ thereafter.

Reason - To ensure the provision of inclusive access and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

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.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with MCC Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Should there be any excavations proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for

checking (for a fee) to MCC Bridges/Structures Section. The applicant is advised to contact: highways.structures@manchester.gov.uk

The applicant is advised that the application site is located within land that may be required to construct and/or operate Phase 2b of a high-speed rail line from Crewe to Manchester, known as High Speed Two. Powers to construct and operate High Speed Two are to be sought by promoting a hybrid Bill in Parliament and as a result the application site may be compulsorily purchased. In addition as the HS2 project is not yet at a detailed design stage the applicant is advised to closely follow ongoing progress of the HS2 programme. More information can be found at: <https://www.hs2.org.uk/in-your-area/local-community-webpages/western-leg/>

It is recommended that the applicant considers improvements to the site drainage system to reduce risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system.

The planning permission hereby granted does not confer consent for the display of advertisements.

The following recommendations are made with regard to security and crime reduction:

- i. New external fittings (i.e. shutters, windows or doors, cycle storage) should be certified to Secured by Design standards.
- ii. Lighting to doorways should be provided along with CCTV and alarm systems.
- iii. The external bin store should be secure and fire resistant.

Date: 7 December 2023

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