

Planning

Growth & Neighbourhoods Directorate

Register of Applications

Application Reference

056681/FO/NORTH1/99

Date Registered

13 May 1999

Applicant's Name & Address

A.D.C. Communications Limited,
69, Corporation Street, Manchester

Agent's Name & Address (where applicable)

Grainge Limited,
Suite 28, Atlantic Business Centre, Atlantic Street, Broadheath, Altrincham, WA14 5NQ

Location

3a, Park Place, Park Place Road, Cheetham Hill

Proposal

Change of use from electrical wholesalers to offices (Class B1), with external alterations including new roof

Ward(s)

Cheetham Ward

Decision

Approved

Date of Decision

08 Jul 1999

Conditions and Reasons:

1) The development must be begun not later than the expiration of five 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) Samples of the materials to be used in the external elevations shall be submitted to and approved by the City Council before the development is commenced.

Reason

In the interests of visual amenity and to ensure a satisfactory development.

3) This permission relates to drawings numbered PP/01, PP/02 rev.A, PP/03, PP/04, PP/06 rev.A, PP/07 rev.A, PP/09, PP/11, received 13th May 1999, letter dated 3rd June 1999, PP/05 rev.B, PP/08 rev.A, PP/10 rev.A, PP/12 rev.A and PP/13 rev.A received 28th June 1999.

Reason

For the avoidance of doubt.

4) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied.

Reason

To ensure that there is adequate car parking for the development proposed when the building is occupied.

5) Provision shall be made, to the satisfaction of the City Council, for the adequate storage and disposal of refuse.

Reason.

In the interests of amenity and public health.

6) Before the use commences, the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved by the City Council in order to secure a reduction in the level of noise emanating from the site/property.

Reasons

To safeguard the amenities of the occupiers of nearby residential accommodation.

7) Full particulars of access for disabled people including the chairlift shown on plan ref: PP/08, shall be submitted to and approved by the City Council before the development is commenced, and the development shall be completed with the particulars so approved.

Reason

To ensure adequate access for disabled people.

8) No development shall be carried out on the site, which is the subject to this permission, until satisfactory details of all fencing and gates, including materials and their finishes, have been submitted to, and approved in writing by, the local planning authority and the development shall be carried out in full accordance with such approved details.

Reason

In the interests of visual amenity and to ensure that the amenities of the area are not adversely affected by the proposed development.

9) The landscaping scheme to form part of the development shall be implemented not later than 12 months from the date the building is first occupied; any tree removed, dying or becoming severely damaged or seriously diseased within 2 years of planting shall be replaced by trees of a similar size and species to those originally required to be planted.

Reason

To secure the satisfactory development of the site and in the interests of visual amenity.