Name and address of applicant/agent: Tameside MBC
C/O Leach Rhodes Walker
Riverside
New Bailey Street
Manchester
M3 5AA

Date of Application: 12th July 2013
Date of Decision: 2nd October 2013
Application Number: 13/00590/FUL

Particulars of details submitted for approval:
Proposed four storey office/retail building and associated works
Site Between Droylsden Library And Craven Street Manchester Road Droylsden Tameside

The Tameside Metropolitan Borough Council hereby gives notice that permission has been granted for the carrying out of the development referred to above, subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

2. Samples of all external materials shall be submitted to and approved in writing by the Local Planning Authority before any work commences. The development shall be constructed with such approved materials.

3. During demolition/construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays.

4. Within any ground floor unit hereby approved no hot food preparation equipment shall be brought into use unless and until a scheme for the effective deodorising and degreasing and dispersal of emissions has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented prior to the trading of the unit and properly maintained and used thereafter.

5. No ground floor use hereby permitted shall be operated outside the hours of 07:30 to 20:00 Monday to Saturday and 10:00 to 17:00 Sunday and Bank Holidays.

6. No loading/unloading shall take place outside the hours 07:30 to 18:00 Monday to Saturday and 10:00 to 17:00 Sunday and Bank Holidays.

7. Any public address system/television set/amplified music and/or musical instrument played inside the proposed office/retail premises shall be operated at such a level as to ensure that it is not audible at the perimeter of the application site.

8. All fixed plant and machinery shall be acoustically treated/designed prior to its operation, in accordance with a scheme having been submitted to and agreed in writing with the Local Planning Authority. The agreed measures shall be maintained thereafter.
9. The ground floor units hereby approved shall be used for operations falling within Use Classes A1, A2 (excluding betting shops), A3, B1(a) and D1 (excluding crèches and day nurseries) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

10. No demolition/development shall take place until a Construction Management Plan (CMP) and a detailed programme of the works and risk assessments has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include detailed method statements of construction including details/positions of any proposed cranes to be used on the site, agreed safe methods of working adjacent to the Metrolink Hazard Zone, the parking of vehicles of site operatives and visitors, loading and unloading of plant and materials, storage of plant and materials used in constructing the development, construction and demolition methods to be used including the use of cranes, the erection and maintenance of security hoarding, measures to control the emission of dust and dirt during construction, a scheme for recycling/disposing of waste resulting from demolition and construction works and details of any closure of footpath on Manchester Road and proposed diversion of pedestrians onto the highway (into the tram line). The approved CMP shall be adhered to throughout the construction period.

11. Development shall not commence until the following information has been submitted in writing and written permission at each stage has been granted by the Local Planning Authority.
   
   A preliminary risk assessment to determine the potential for the site to be contaminated shall be undertaken and approved by the Local Planning Authority. Prior to any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration. Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment shall be approved by the Local Planning Authority prior to implementation. Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority. Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority. The discharge of this planning condition will be given in writing by the Local Planning Authority on completion of the development and once all information specified within this condition and other requested information have been provided to the satisfaction of the Local Planning Authority and occupation/use of the development shall not commence until this time, unless otherwise agreed by the Local Planning Authority.

12. The development shall not commence until details of the road works and traffic management measures necessary to secure satisfactory access to the site have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be completed to the satisfaction of the Local Planning Authority prior to the occupation of any part of the development.

13. The development shall not commence until details of the wheel cleaning facilities, temporary access, vehicle parking and turning facilities to be provided during the construction period, has been submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented and retained in operation throughout the duration of the building works.

14. Prior to commencement of work on site the applicant shall undertake a condition and dilapidations survey of the highway fronting the site and giving access to the site and prepare and submit a report to the Engineering Operations Manager. The developer will be responsible for making good any damage caused to the highway by the development works or by persons working on or delivering to the development. Any damage caused to the street during the development period shall be reinstated to the full satisfaction of the Highway Authority prior to the occupation of any part of the development.

15. Prior to occupation, the car parking indicated on the approved plan shall be provided and thereafter kept unobstructed and available for its intended purpose. The area shall be maintained and kept available for the parking of vehicles at all times.
16. A clear view shall be provided on both sides of the site access where it meets the footway in Craven Street. It shall measure 2.4m along the edge of the site access and 2.4m along the footway. It must be clear of anything higher than 600mm above the access, except for vertical iron railings to a design that includes rails of not greater than 15mm diameter spaced at not less than 100mm intervals.

17. The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Any security measures to be implemented in compliance with this condition shall seek to secure the ‘Secure by Design’ accreditation awarded by the Greater Manchester Police. Written confirmation of those measures is to be provided to the Local Planning Authority prior to the occupation of any building.

18. The obscure glazing to windows in the rear (south) elevation of the building as shown on the approved plan no. TPB-BU-A03-77609 Rev G shall be installed prior to occupation of the building and thereafter retained. Any replacement glazing to this elevation shall be obscurely glazed to the same extent.

19. Prior to installation, full details of the design, colour and location of the boundary railings/walls shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall then be put in place before any part of the building is occupied and maintained thereafter.

20. Surface water from the site shall not be discharged to the combined sewer at a rate exceeding 40 litres per second.

The reasons for the conditions are:

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. In the interests of visual amenity.

3. To protect the amenities of occupants of nearby properties/dwelling houses.

4. To safeguard the amenity of the area from the effects of cooking odours.

5. To protect the amenities of occupants of nearby properties/dwelling houses.

6. To protect the amenities of occupants of nearby properties/dwelling houses.

7. To protect the amenities of occupants of nearby properties/dwelling houses.

8. To safeguard the general amenity of the area.

9. For the avoidance of doubt and to protect the amenities of occupants of nearby properties/dwelling houses.

10. In the interests of highway safety, to safeguard the amenities of the locality and to ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system.

11. To ensure that the site is suitable for its intended end use and to remove any unacceptable risk to people/buildings/environment from contaminated land as per paragraph 121 of the National Planning Policy Framework.

12. To secure the provision of satisfactory access to the site and in the interests of road safety.

13. To ensure safe and adequate site access arrangements.
14. To secure the provision of satisfactory access to the site and in the interests of road safety.
15. To ensure adequate car parking arrangements.
16. To allow users of the site access and footway to see each other approaching.
18. To protect the privacy of the neighbouring houses
19. In the interests of visual amenity.
20. To prevent overload of the local drainage network and to minimise the risk of flooding.

NOTE FOR APPLICANT
A water main crosses the site and United Utilities (UU) will require access for operating and maintaining it and will not permit development in close proximity to the main. UU require an access strip of no less than 5m wide measuring at least 2.5m either side of the centre line of the pipe. Any necessary disconnection or diversion required as a result of any development will be carried out at the developer's expense. Under the Water Industry Act 1991, Sections 158 & 159, UU have the right to inspect, maintain, adjust, repair or alter our mains. This includes carrying out any works incidental to any of those purposes. Service pipes are not UUs property and UU has no record of them.

NOTE FOR APPLICANT
United Utilities can readily supply water for domestic purposes, but for larger quantities they will need further information. A separate metered supply to each unit will be required at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999. Water pressure in this area is regulated to around 20metres head. This should be taken into account when designing the internal plumbing. The applicant should contact United Utilities Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers

NOTE FOR APPLICANT
The proposed development necessitates works within the public highway that are to be secured by means of an agreement under Section 278 of the Highways Act 1980. No work shall take place on site until the Agreement is signed and no part of the development shall be occupied until the required works are completed. Works to include forming new vehicular access to site and resurfacing of footway immediately fronting site after construction/service connections completed.

NOTE FOR APPLICANT
The applicant's attention should be drawn to the need to consult the Engineering Service, Council Offices, Wellington Road, Ashton-under-Lyne (0161 342 3417), regarding the street names/postal numbers for the proposed development.

NOTE FOR APPLICANT
The applicant's attention is drawn to Sections 33 and 34 of the Environmental Protection Act 1990 which makes it an offence to fail to appropriately dispose of any material containing Japanese Knotweed.
NOTE FOR APPLICANT
The applicant's attention is drawn to the attached correspondence from the National Grid dated 30.07.13.

Statement under Article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended): The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the NPPF.

NOTE FOR APPLICANT
This approval relates to the plan no.s TPB-BU; A01-77607 Rev N, A01-77608 Rev O, A01-77609 Rev N, A01-77610 Rev L, A01-77611 Rev C, A02-77600 Rev C, A02-77601 Rev B received on 12th July 2013, the amended plan no. TPB-BU-A14-77605 Rev B received on 30th August 2013 and the amended plan no.s TPB-BU; A03-77609 Rev G and A03-77610 Rev G received on 11th September 2013.

Planning Development Manager

Dated: 2nd October 2013

THIS PERMISSION DOES NOT INCLUDE ANY CONSENT OR APPROVAL UNDER THE BUILDING REGULATIONS
NOTES

a) Appeals to the Secretary of State

If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay BRISTOL BS1 6PN. The Secretary of State can allow a longer period for giving notice of appeal, but he will not normally be prepared to use this power unless there are special circumstances which will excuse the delay in giving notice of appeal. See http://www.planningportal.gov.uk/appeal

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Note: Householder Appeals. On 6th April 2009 the Householder Appeals Service was introduced. From this date the time limit for householder appeals has been reduced to 12 weeks. Other procedures have been simplified and the Council will not be required to submit a separate appeal statement. In addition neighbours will no longer be able to make representations on householder appeals, although the Council will still inform neighbours that the appeal has been lodged.

b) Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he 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 the Town and Country Planning Act 1990.

c) Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 120 of the Town and Country Planning Act 1990.
IMPORTANT

PLANNING PERMISSION AND
NOTICES OF CONSENT

-----------------------------------

COMPLIANCE WITH CONDITIONS

- Enclosed is your planning approval. It will contain conditions that you must comply with.

- Please read the conditions and understand their requirements and restrictions e.g. operating hours.

- Some conditions can require action **before** the start of the development e.g. agreement of external materials.

- A breach of planning control will result if you fail to comply with the conditions, which may lead to enforcement action.

- It is in your interests to demonstrate that conditions have been discharged and/or complied with. Failure to do so could cause difficulties if the property is sold or transferred.