THE COUNCIL OF THE CITY OF SALFORD
CIVIC CENTRE
CHORLEY ROAD
SWINTON, M27 5BW

TOWN AND COUNTRY PLANNING ACT 1990

DECISION NOTICE : GRANT

PLANNING PERMISSION 05/50414/FUL

Date of Decision: 14 June 2005 SIGNED

Date of Issue: 14 June 2005 On behalf of the Council

Applicant:
Value Watch
C/o PWL Architects
1st Floor
32 Market Street
Altrincham
Cheshire
WA14 1PF

Part 1 – Particulars of Application: **Date of Application:** 1 April 2005

Location of development:
Land On Corner Of
Kenyon Way And Parkway
Little Hulton
M38 0DJ
Particulars of development:
Erection of 12 dwellings together with associated car parking and alteration to existing vehicular access

Part 2 – Particulars of Decision:

The Council of the City of Salford hereby gives notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been granted** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following condition(s):

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. This permission shall not relate to the details of the gable elevation of unit 8 facing Kenyon Way and an alternative gable elevation that includes window/s and brick detailing shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To safeguard the amenity of the area in accordance with policy DEV 1 of the City of Salford Unitary Development Plan.

3. The site shall be treated in accordance with a landscape scheme which shall be submitted to and approved by the Local Planning Authority before development is started. Such scheme shall include full details of trees and shrubs to be planted, walls, fences, boundary and surface treatment and shall be carried out within 12 months of the commencement of development and thereafter shall be maintained to the satisfaction of the Local Planning Authority. Any trees or shrubs dying within five years of planting shall be replaced to the satisfaction of the Local Planning Authority

Reason: To safeguard the amenity of the area in accordance with policy DEV 1 of the City of Salford Unitary Development Plan.

4. No development shall be started until samples of the facing materials to be used for the walls and roofs of the development have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development fits in with the existing buildings in the vicinity in accordance with policy DEV 3 of the City of Salford Unitary Development Plan.

5. No dwelling shall be occupied until the associated provision for off street parking has been completed and made available for the use of that dwelling to the satisfaction of the Director of Development Services. Such spaces shall be available at all times for the parking of a private motor vehicle.

Reason: To ensure that satisfactory provision is made for the parking of vehicles in connection with each dwelling in accordance with policy T13 of the City of Salford Unitary Development Plan.

6. Prior to the commencement of development, the developer shall submit a site investigation report for the approval of the local planning authority The investigation shall address the nature, degree and distribution of contamination and ground gases on the site and its implications on the risk to human health and controlled water receptors as defined under the Environmental Protection Act 1990, Part IIA. The investigation shall also address the health and safety of the site workers, also nearby persons, building structures and services, landscaping schemes, final users on the site and the environmental pollution in ground water. The sampling and analytical strategy shall be approved by the local planning authority prior to the start of the survey, and recommendations and remedial works contained within the approved report shall be implemented by the developer prior to occupation of the site. A site completion report including details of post remediation ground condtions for the site shall be completed and submitted to the local planning authority prior to occupation of the site.

Reason: In the interests of public safety in accordance with policy DEV 1 of the City of Salford Unitary Development Plan.

7. Prior to the commencement of development full details of proposed lighting and security measures shall be submitted to and agreed in writing by the Director of Development Services. Such measures as are approved shall be implemented in full prior to the occupation of any dwelling.

Reason: To safeguard the amenity of the future occupants of the development in accordance with policy DEV 1 of the City of Salford Unitary Development Plan.

Reasoned Justification:

The decision to grant planning permission has been taken having regard to the policies and proposals in the City of Salford Unitary Development Plan set out below, and to all relevant material considerations, including Supplementary Planning Guidance. There are no other material planning considerations that outweigh this finding:
DEV1 Development Criteria, T13 Car Parking, H1 Meeting Housing Needs, DEV4 Design and Crime

Notes to Applicant:

1. This permission only authorises the carrying out of development which is entirely in accordance with the approved plans and other details submitted. In the event of any intended amendments to these details and plans, including the siting of the development in relation to site boundaries or adjacent properties, the developer must first contact the Development Services Directorate (Development Control Section) before any development is commenced for advice regarding the necessity to obtain further permission.

2. The applicant's attention is drawn to the fact that any appeal against this decision must be made within six months of the date of this notice.

3. The proposed development lies within a coal mining area. In the circumstances the Applicant should take account of any coal mining related hazards to the stability of their proposal. Developers must also seek permission from the Coal Authority before undertaking any operation that involves entry into any coal or mines of coal, including coal mine shafts and adits and the implementation of site investigations or other works. Property specific summary information on any past, current or proposed surface and underground mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk

4. The applicant is advised that the requirements of all the conditions precedent must be satisfied prior to the commencement of the development. Failure to satisfy the conditions precedent renders all development unauthorised and unlawful and appropriate action may be taken by the Council.

5. Please note that a separate system of drainage is required for this development.

6. This permission shall relate to the amended plan received on 9 June 2005 that shows alterations to the layout.