



**STOCKPORT METROPOLITAN BOROUGH COUNCIL
DECISION NOTICE**

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

FULL PLANNING PERMISSION NUMBER DC055432

Applicant Details:	Agent Details:
Stockport MBC, Cheshire East Council, Manchester C C	URS Infrastructure and Environment Ltd URS Bridgewater House Whitworth Road Manchester M1 6LT
Location	Description of Development
LAND NORTH OF MILL HILL HOLLOW, STOCKPORT SK12 1EJ	Construction of 2no. drainage headwalls

PARTICULARS OF DECISION

The Stockport Metropolitan Borough Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that **FULL PLANNING PERMISSION HAS BEEN GRANTED** for the carrying out of the development described above. The development must be begun not later than the expiration of **THREE YEARS** beginning with the date of this permission, as required by section 91 of the Town and Country Planning Act 1990 and amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development must be carried out in accordance with the application and plans submitted, and subject to the following terms and conditions:

1. Condition

This permission relates to the following drawings :-

Authority Boundary Plan (Scale 1:1500 @ A4) Drawing No. 4536_1aa
Location Plan (Scale 1:1500 @ A4) Drawing No. 4536_1a
Tree Survey Plan (Scale 1:1250) Drawing No. 47064524 - T15 Rev B
Tree Protection Plan (Scale 1:1250) Drawing No. 447064524 - T34 Rev B
Drainage Outfall (Scale 1:1000) drawing No.

Reason

For the avoidance of doubt and to ensure that the development complies with the following policies saved Policies of the adopted Stockport Unitary Development Plan Review and Policies of the adopted Stockport Core Strategy DPD;

SIE-1 'Quality Places'

SIE-3 Protecting, Safeguarding and Enhancing the Environment

2. Condition

No development shall take place until all existing trees on the site except those shown to be removed on the approved plans, have been fenced off in accordance with BS 5837:2005 "Trees in relation to construction - Recommendations". The fencing shall be retained during the period of construction and no work, excavation, tipping or stacking of materials shall take place within any such fence during the construction period.

Reason

In order to protect existing trees on the site in accordance with Policies SIE-1 "Quality Places" and SIE-3 "Protecting, Safeguarding and Enhancing the Environment", of the adopted Stockport Core Strategy DPD.

3. Condition

No development approved by this planning permission shall take place until such time as a scheme to regulate surface water runoff has been submitted to and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with the approved details.

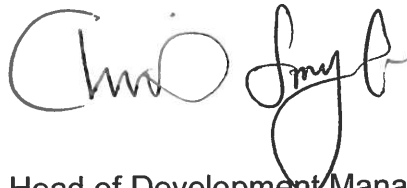
Reason

To ensure that the site is drained in an acceptable manner in accordance with Policy SIE-3 "Protecting Safeguarding and Enhancing the Environment", of the adopted Stockport Core Strategy DPD.

Statement under Article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended):

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the NPPF.

Signed:



Dated: 30/06/2014

Emma Curle - Head of Development Management
BSc (Hons), MRTPI

ADDITIONAL INFORMATION

1. Should contamination be suspected, found or be caused at any time when carrying out the development that was not previously identified, the local planning authority should be notified immediately and development affected or potentially affected by the contamination should stop and an investigation and/or risk assessment and/or remediation carried out to establish the most appropriate course of action. Failure to stop and notify may render the Developer/Owner liable for the costs of any investigation and remedial works under Part IIA of the Environmental Protection Act 1990.
2. Under the terms of the Water Resources Act 1991 and the Land Drainage Bylaws, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the 'main river' Norbury Brook.

THE FOLLOWING IS STANDARD INFORMATION ONLY

- 1 **The drawings determined by this notice may be viewed (usually in electronic form) at Fred Perry House, Edward Street, Stockport, by appointment, and are available on line on the Planning & Building pages of the Stockport Council website.**
www.stockport.gov.uk/planningdatabase Planning applications database.
- 2 This decision refers only to the legislation under which the application was made and does not include any decision under any other enactment, by law, order or regulation.
- 3 The applicant's attention is drawn to the provision of Section 63 of the Greater Manchester Act 1981 which specifies requirements for fire brigade access when plans for the erection or extension of a building are deposited with a District Council in accordance with the Building Regulations.
- 4 Where your proposal involves building work, your attention is specifically drawn to the need to check with the Building Inspector with regard to the possible requirement for Buildings Regulations Consent.

- 5 Where applicable, notes on your rights of appeal against the decision are set out on the sheet attached to this decision notice. **The Planning Inspectorate's** details are listed below;

The Planning Inspectorate,
Customer Support Unit,
Room 3/15, Eagle Wing,
Temple Quay House,
2, The Square,
Temple Quay,
Bristol,
BS1 6PN

Telephone: 0303 444 5000
Fax: 0117 372 8181
email: enquiries@planning-inspectorate.gsi.gov.uk
web site: www.planning-inspectorate.gov.uk

APPEALS TO THE SECRETARY OF STATE [OTHER THAN IN RELATION TO ADVERTISEMENTS]

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 under section 78 of the Town and Country Planning Act 1990.

If you want to appeal; then you can do so online at www.Planningportal.gov.uk/pcs

Alternatively you can use a form you can get from:

The Planning Inspectorate, Registry/ Scanning, Temple Quay House, 2, The Square, Temple Quay, Bristol, BS1 6PN; Telephone: 0303 444 5000;
email: enquiries@planning-inspectorate.gsi.gov.uk
Website: www.planning-inspectorate.gov.uk

For most types of application you have six months to appeal from the date of the attached Decision Notice. However if the decision involved the refusal of planning permission for a householder application then you have 12 weeks to appeal from the date of the Decision Notice. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances that excuse the delay in giving the notice of 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 the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any Directions given under a development 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.

PURCHASE NOTICES

If either the local authority or the Secretary of State refuses Permission to develop land, or grants it subject to conditions, the owner may claim he/she can neither put the land to a reasonable beneficial use in its existing state, nor render the land capable of a reasonably beneficial use by the carrying out of any development that 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/her interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.

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/her.

These circumstances are set out in section 114 and related provisions of the Town and Country Planning Act 1990.

Information relating to appeals including forms can be obtained from;

The Planning Inspectorate,
Temple Quay House,
2, The Square,
Temple Quay,
Bristol BS1 6PN

Telephone: 0303 444 5000
Web site: www.planning-inspectorate.gov.uk
email: enquiries@planning-inspectorate.gsi.gov.uk

The Planning Portal website: www.planningportal.gov.uk/pcs



STOCKPORT
METROPOLITAN BOROUGH COUNCIL

Place Directorate,
Planning Services,
Stopford House, Piccadilly, Stockport
SK1 3XE

Stockport MBC, Cheshire East Council,
Manchester C C

Our Ref: DC/055432

Your Ref:

Contact: Suzanne Broomhead

Telephone: 0161 218 1982

Fax:

Email: Planning.DC@Stockport.gov.uk

Web site: www.stockport.gov.uk/planning

02/07/2014

Dear Sir/Madam

Proposal: Construction of 2no. drainage headwalls

Location: LAND NORTH OF MILL HILL HOLLOW, STOCKPORT SK12 1EJ

I refer to the planning application submitted by you or on your behalf relating to the development detailed above and the recent decision to Grant planning permission.

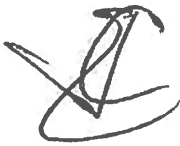
When planning permission is granted, it is your responsibility to ensure that the development is constructed in complete accordance with the approved plans and details together with the requirement to ensure that all conditions applied to the consent are complied with. If any of the conditions require further approval and/or the submission of further details before development starts or use begins known as pre-commencement planning conditions, the requirements of the condition must be satisfied before a start is made. Failure to construct the development in complete accordance with the approved plans and / or failure to comply with these types of condition may make either the permission null and void or the development unauthorised.

In order to satisfy the requirements of a condition, you should write, enclosing the necessary information, submission fee; currently £97 (£28 for domestic extensions), and specifying the address of the site, planning application number and reference number of the condition(s) in question. Alternatively, you may use the application form available from the above address which also appears on the Council website.

It is important, therefore, that you read the Decision Notice carefully and ensure that the development is being constructed in accordance with the plans and detailed listed in the decision. If necessary, make contact with the Development Control officer at Fred Perry House to seek guidance on how to ensure compliance. Please note that if you wish to make changes to the proposal you may need to submit a new application. The officer referred to above dealt with your application and will be the first point of contact to assist you in these matters.

In addition I would ask that you give advanced notice to this office on the tear off slip below, of the date when work is to commence on the implementation of the planning permission.

Yours sincerely



Emma Curle - Head of Development Management
BSc (Hons), MRTPI

.....*Please complete and forward to address at the top of this letter.*

PLEASE NOTE THAT IT IS PROPOSED TO COMMENCE THE DEVELOPMENT INDICATED BELOW:

ON THE* *(Insert the date of commencement of the development providing at least 2 working days notice)*

CONTACT: *.....

**Insert contact details of the person or organisation responsible for carrying out the work*

LOCATION: LAND NORTH OF MILL HILL HOLLOW, STOCKPORT SK12 1EJ

REFERENCE: DC/055432

PROPOSAL Construction of 2no. drainage headwalls



STOCKPORT
METROPOLITAN BOROUGH COUNCIL

**STOCKPORT METROPOLITAN BOROUGH COUNCIL
DECISION NOTICE**

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

FULL PLANNING PERMISSION NUMBER DC055439

Applicant Details: Stockport MBC, Cheshire East Council and Manchester City Council See agent details	Agent Details: Sam Rosillo URS Infrastructure and Environment Ltd URS Bridgewater House Whitworth Road Manchester M1 6LT
Location SPATH LANE, HANDFORTH WILMSLOW SK9 3QP	Description of Development Construction of a pedestrian and cycle route.

PARTICULARS OF DECISION

The Stockport Metropolitan Borough Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that **FULL PLANNING PERMISSION HAS BEEN GRANTED** for the carrying out of the development described above. The development must be begun not later than the expiration of **THREE YEARS** beginning with the date of this permission, as required by section 91 of the Town and Country Planning Act 1990 and amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development must be carried out in accordance with the application and plans submitted, and subject to the following terms and conditions:

1. Condition

This permission relates to the following drawings :-

Location Plan (Scale 1:2000 @ A4) Drawing No. 4536_3a
Spath Lane Shared Cycleway (Scale 1:1250) Drawing No.

Reason

For the avoidance of doubt and to ensure that the development complies with the following policies saved Policies of the adopted Stockport Unitary Development Plan Review and Policies of the adopted Stockport Core Strategy DPD;

SIE-1 Quality Place

SIE-3 Protecting, Safeguarding and Enhancing the Environment

2. Condition

No development shall take place until all existing trees on the site except those shown to be removed on the approved plans, have been fenced off in accordance with BS 5837:2005 "Trees in relation to construction - Recommendations". The fencing shall be retained during the period of construction and no work, excavation, tipping or stacking of materials shall take place within any such fence during the construction period.

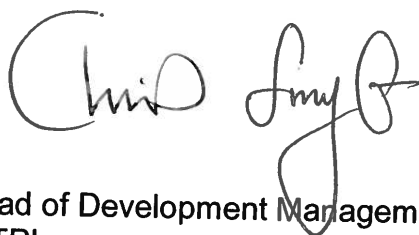
Reason

In order to protect existing trees on the site in accordance with Policies SIE-1 "Quality Places" and SIE-3 "Protecting, Safeguarding and Enhancing the Environment", of the adopted Stockport Core Strategy DPD.

Statement under Article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended):

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the NPPF.

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Dated: 30/06/2014

Emma Curle - Head of Development Management
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STOCKPORT
METROPOLITAN BOROUGH COUNCIL

Place Directorate,
Planning Services,
Stopford House, Piccadilly, Stockport
SK1 3XE

Stockport MBC, Cheshire East Council
and Manchester City Council

See agent details

Our Ref: DC/055439

Your Ref:

Contact: Suzanne Broomhead

Telephone: 0161 218 1982

Fax:

Email: Planning.DC@Stockport.gov.uk

Web site: www.stockport.gov.uk/planning

02/07/2014

Dear Sir/Madam

Proposal: Construction of a pedestrian and cycle route.

Location: SPATH LANE, HANDFORTH WILMSLOW SK9 3QP

I refer to the planning application submitted by you or on your behalf relating to the development detailed above and the recent decision to Grant planning permission.

When planning permission is granted, it is your responsibility to ensure that the development is constructed in complete accordance with the approved plans and details together with the requirement to ensure that all conditions applied to the consent are complied with. If any of the conditions require further approval and/or the submission of further details before development starts or use begins known as pre-commencement planning conditions, the requirements of the condition must be satisfied before a start is made. Failure to construct the development in complete accordance with the approved plans and / or failure to comply with these types of condition may make either the permission null and void or the development unauthorised.

In order to satisfy the requirements of a condition, you should write, enclosing the necessary information, submission fee; currently £97 (£28 for domestic extensions), and specifying the address of the site, planning application number and reference number of the condition(s) in question. Alternatively, you may use the application form available from the above address which also appears on the Council website.

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Yours sincerely



Emma Curle - Head of Development Management
BSc (Hons), MRTPI

.....*Please complete and forward to address at the top of this letter.*

PLEASE NOTE THAT IT IS PROPOSED TO COMMENCE THE DEVELOPMENT INDICATED BELOW:

ON THE* *(Insert the date of commencement of the development providing at least 2 working days notice)*

CONTACT: *.....
**Insert contact details of the person or organisation responsible for carrying out the work*

LOCATION: SPATH LANE, HANDFORTH WILMSLOW SK9 3QP
REFERENCE: DC/055439
PROPOSAL Construction of a pedestrian and cycle route.

Mr Sam Rosillo
URS Infrastructure and Environment Ltd
Bridgewater House
Whitworth Road
Manchester
Greater Manchester (Met County)
M1 6LT

Development Management
PO Box 606
Municipal Buildings
Earle Street
Crewe
CW1 9HP

email: planning@cheshireeast.gov.uk

DECISION NOTICE

Application No: **14/2251M**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Particulars of Development
Installation of earthworks drainage.

Location
LAND NORTH OF LOWER PARK ROAD, POYNTON, STOCKPORT, CHESHIRE

for **StockportMBC,Cheshire EastBC,ManchesterC**

In pursuance of its powers under the above Act, the Council hereby GRANTS planning permission for the above development in accordance with the application and accompanying plans submitted by you subject to compliance with the conditions specified hereunder, for the reasons indicated:

1. The development hereby approved shall commence within three years of the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by s51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be carried out in total accordance with the approved plans numbered Location Plan (Plan number: 4536_2a), Earthworks drainage at (the proposed) Hill Green Bridge (Plan number: 1007/3D/DF7/A6-MA/PA/311), Tree Survey 1 - section 3 (Schedule of existing trees) for details on the trees and hedges that will be affected by the proposed development, Tree Survey Plan (Sheet 14 of 19) (Plan number: 47064524 - T14 Rev B) and Tree Protection Plan (Sheet 33 of 38) (Plan

number: 47064524 - T33 Rev B) received by the Local Planning Authority on 2 May 2014.

Reason: For the avoidance of doubt and to specify the plans to which the permission/consent relates.

INFORMATIVE: Please note that the conditions attached to planning permission 13/4355M dated 25-Jun-2014 (with particular reference to ecological matters) would need to address this site.

INFORMATIVE: The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Please Note: This decision notice does not convey any approval or consent which may be required under any enactment, bye-laws, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of conditions. Please see our Website for details.**

If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:

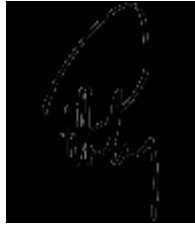
- (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
- (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

This permission is granted in strict accordance with the approved plans. It should be noted however that:

- (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
- (b) Variation to the approved plans will require the submission of a new planning application.

Dated: 21 July 2014



Signed

Authorised Officer *for*
Cheshire East Borough Council

Sam Rosillo
URS Infrastructure and Environment Ltd
Bridgewater House
Whitworth Road
Manchester
Greater Manchester
M1 6LT

Development Management
PO Box 606
Municipal Buildings
Earle Street
Crewe
CW1 9HP

email: planning@cheshireeast.gov.uk

DECISION NOTICE

Application No: **14/2265M**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Particulars of Development

Construction of 2no. drainage headwalls.

Location

Land north of , MILL HILL HOLLOW, POYNTON

for **c/o Sam Rosillo, Stockport MBC, Cheshire East Council and**

In pursuance of its powers under the above Act, the Council hereby GRANTS planning permission for the above development in accordance with the application and accompanying plans submitted by you subject to compliance with the conditions specified hereunder, for the reasons indicated:

1. The development hereby approved shall commence within three years of the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by s51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in total accordance with the approved plans numbered Location Plan (Plan number: 4536_1a), Location Plan – showing LPA boundaries (Plan number: 4536_1aa), Drainage outfall at Ladybrook near Mill Hill Hollow (Plan number: 1007/3D/DF7/A6-MA/PA/312), Tree Survey1 - please refer to section 3 (Schedule of existing trees) for details on the trees and hedges that will be

affected by the proposed development, Tree Survey Plan (Sheet 15 of 19) (Plan number: 47064524 – T15 Rev B) and Tree Protection Plan (Sheet 34 of 38) (Plan number: 47064524 – T34 Rev B) received by the Local Planning Authority on 2 May 2014.

Reason: For the avoidance of doubt and to specify the plans to which the permission/consent relates.

INFORMATIVE: Please note that the conditions attached to planning permission 13/4355M dated 25-Jun-2014 (with particular reference to ecological matters) would need to address this site.

INFORMATIVE: The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Please Note: This decision notice does not convey any approval or consent which may be required under any enactment, bye-laws, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of conditions. Please see our Website for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:

- (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
- (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

This permission is granted in strict accordance with the approved plans. It should be noted however that:

- (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
- (b) Variation to the approved plans will require the submission of a new planning

application.

Dated: 21st July 2014

Signed

A handwritten signature in black ink, appearing to read 'J. Evans', written over a light grey rectangular background.

Authorised Officer for
Cheshire East Borough Council