

Town and Country Planning Act 1971

PLANNING PERMISSION

Name and address of applicant/agent: Playmaster Leisure Ltd., Bulkeley House, Stockport Road, Cheadle.	Date of Application: 23.12.85
	Date of Decision: 26.03.86
Maddocks Chadwick Farrall & Associates, The Old Church, 179 Burton Road, West Didsbury, Manchester M20 8LN.	Application Number: 85/07/18823

Particulars and location of development:

Erect Conservatory/Toilet Block Extension and form landscaped terrace and garden area.

The Fletchers Arms, Stockport Road, Denton.

The Tameside Metropolitan Borough Council hereby give notice that permission has been granted for the carrying out of the development referred to above in accordance with the application and plans submitted, subject to the following conditions:

- 01 The development must be begun not later than the expiration of five years beginning with the date of this permission.
- 02 A detailed landscaping scheme specifying the species, numbers and size of trees and shrubs to be planted shall be submitted to the Local Planning Authority within two months of the date of this approval and agreed in writing. The scheme shall be implemented within nine months of the completion of the development and subsequently maintained to the satisfaction of the Local Planning Authority.
- 03 Details of the height and construction of boundary fences adjacent to 447 Stockport Road, 5 Langdale Close and 8 Langdale Close shall be agreed in writing within the Local Planning Authority and provided before the re-opening of the premises, notwithstanding the dimension indicated on the approved plan 059/04A dated 5th March, 1986.
- 04 There shall be no public access to the premises from Stockport Road between the toilet block and the residential property 447 Stockport Road and a gate shall be provided in this location to a minimum height of 2 metres.
- 05 The grassed area adjacent to the boundary fences between the car park and dwellings on Wynne Grove shall be retained and maintained to the satisfaction of the Local Planning Authority.
- 06 The area of tree planting adjacent to the boundary with 5 Langdale Close shall extend to the line A - B indicated in red on the approved plan 059/04A. All trees in this area shall be semi-mature types. A fence no less than 1 metre in height shall be located along the line A - B.
- 07 The external materials shall match in colour and texture the existing building to the satisfaction of the Local Planning Authority.
- 08 Before any development is brought into use, that part of the site

designated for vehicle use shall be properly laid out, drained, surfaced and sealed in a manner to be approved by the Local Planning Authority and shall thereafter be maintained in a sound condition to the satisfaction of the Local Planning Authority.

- 09 The car parking spaces shall be laid out and marked to the satisfaction of the Local Planning Authority before the building hereby permitted is brought into use.
- 10 There shall not be any discos or similar functions held at the premises.
- 11 Details of an appropriate means of enclosure around the former parking area at the front of the premises facing Stockport Road, to prevent casual parking on this area, shall be agreed in writing with the Local Planning Authority and provided before the re-opening of the premises.
- 12 The public address system/television set/amplified music and/or musical instrument played inside the premises shall be operated at such a level as to ensure that it is not audible at the perimeter of the premises/outside the nearest occupied premises. No public address system, amplified music and/or musical instruments shall be played in the rear beer garden.
- 13 Use of the external beer garden shall cease a 10pm.

The reasons for the conditions are :

- 01 Required to be imposed by Section 41, Town and Country Planning Act 1971.
- 02 In the interests of residential and visual amenity.
- 03 In the interests of residential and visual amenity.
- 04 In the interests of residential amenity of the occupiers of 447 Stockport Road.
- 05 In the interests of visual and residential amenity.
- 06 In the interests of residential amenity.
- 07 In the interest of visual amenity.
- 08 To uphold the quality of the townscape. In the interests of highway safety.
- 09 In order that cars and service vehicles do not park or manoeuvre on the nearby roads, obstructing and causing hazardous conditions to other road users.
- 10 In the interests of residential amenity and for the avoidance of doubt.
- 11 In the interests of highway safety.
- 12 In the interests of residential amenity.
- 13 In the interests of residential amenity.


P. N. EVESON

NOTES

- 03 According to Plan 059/04A, the height of the fences states 2.4 Metres.
- 06 According to Plan 059/04A, which is drawn to scale, the distance from the boundary of 5 Langdale Close to Line A - B on the car park side is 6.7 Metres long.