

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

<b>Planning and Highways Committee</b>	11 March 2010	<b>Plans List No.</b>	1
<b>Application Number</b>	092003/FO/2009/N1	<b>Main Agenda No.</b>	
		<b>Ward</b>	Higher Blackley

**Description and Address**

Erection of replacement Class A1 superstore, 3 no. new retail units, new petrol filling station and associated car wash with associated 711 space car park, relocated servicing road, landscaping and recycling facilities at Heaton Retail Park, Heaton Park Road West, Blackley, Manchester, M9 0QS

---

1. **Officers/Outside Bodies**

The following consultation response has been received from North Manchester Regeneration Team:

We have no objections to this proposal subject to:

- agreement by the applicants to improve and manage all publicly accessible land in their ownership in the adjacent section of the Irk Valley
- agreement of a 106 payment for the improvement and management of nearby sections of the valley in public ownership as outlined in the Irk Valley Local Plan
- agreement to a local labour recruitment policy
- agreement to installation and management of on site recycling facilities

3. **Head of Planning – Further Observations / Modifications to Conditions / Reasons for Refusal**

a) Condition 1 needs to be amended to read:

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.

- b) Condition 3 needs to be amended to read:

The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'very good' or 'excellent', unless otherwise agreed in writing by the City Council as local planning authority. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies E1.5 and E1.6 in the Unitary Development Plan for the City of Manchester, policies ER13 and DP3 of Regional Planning Guidance for the North West (RPG13) and the principles contained within The Guide to Development in Manchester 2 SPD and Planning Policy Statement 1.

- c) The Committee is asked to delegate to the Head of Planning the ability to carry out minor modifications to the conditions attached to the approval, should any minor changes be needed