

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY
TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)**

ENFORCEMENT NOTICE

ISSUED BY: OLDHAM BOROUGH COUNCIL ("the Council")

1. THIS IS A FORMAL NOTICE which is issued by the Council because it appears to them that there has been a breach of planning control, under section 171A(1)(a) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations.

2. THE LAND AFFECTED

The land at 23 Richmond Avenue, Royton, Oldham shown edged red on the attached plan ("the plan").

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, the erection of a fence adjacent to the highway between the points marked A-B-C on the plan, the height of which exceeds one metre above ground level.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last four years. The fence is harmful to the street scene because of its height, design and location.

5. WHAT YOU ARE REQUIRED TO DO

Reduce the height of the fence to no more than one metre above ground level.

Period for Compliance: Two months after this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 26th May 2004 unless an appeal is made against it beforehand.

Dated: 14th April, 2004

Signed: 

AILEEN M JOHNSON
ACTING SOLICITOR TO THE COUNCIL
Council's authorised officer

on behalf of OLDHAM BOROUGH COUNCIL, CIVIC CENTRE, WEST STREET
OLDHAM OL1 1UL

ANNEX

YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before the 26th May 2004. The enclosed booklet "Making your enforcement appeal" sets out your rights, the grounds of appeal and the procedure to be followed. Read it carefully. You may use the enclosed appeal forms. One is for you to send to the Secretary of State if you decide to appeal, one is for you to keep as a duplicate for your own records, and one is to be forwarded to the Local Authority. You should also send the Secretary of State the spare copy of this enforcement notice which is enclosed.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the 26th May 2004 and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

BM 152.58m

151.5m

23

C B A

MALHAM CLOSE

RICHMOND AVENUE

Plan referred to in an Enforcement Notice under

my hand dated: ...14th April 2004...

Signed: ...*AM Johnson*...

PLANNING ENFORCEMENT NOTICE

 SITE BOUNDARY

UNAUTHORISED ERECTION OF FENCE BETWEEN POINTS A, B AND C

23 RICHMOND AVENUE, ROYTON



1:500

SD9108SE

07/04/2004

OLDHAM 
Metropolitan Borough 

Environmental Services

Executive Director: Tom Flanagan
Phd B. Eng (Hons) C.Eng MICE MIHT
Civic Centre PO Box 30 West Street Oldham OL1 1UQ