

**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

148 Werneth Hall Road, Coppice, Oldham shown edged red on the attached plan ("the land").

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, the site and highway outside of the site ground are being used for the storage and operation of a large number of minibuses for over 12 months.

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. This site is unallocated on the proposals map of the adopted UDP (2006) and is also located within a residential area. The operation is also taking place within a setting of a grade 2 listed building; Werneth Hall. The operation is also contrary to Section 1.5 of the UDP.

5. WHAT YOU ARE REQUIRED TO DO

- 1. Cease the use of the dwelling and grounds on the land edged red on the plan at 148 Werneth Hall Road for the operation of a minibus depot.
- 2. Remove all minibuses from the grounds on the land edged red on the plan at 148 Werneth Hall Road.

Time for Compliance: within 1 month from the date that the notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 5th August 2009 unless an appeal is made against it beforehand.

Dated: 26/6/09

Signed : *Alan Evans*

PAUL ENTWISTLE
ACTING BOROUGH SOLICITOR
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 date specified in paragraph 6. 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 before the date specified in paragraph 6 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.

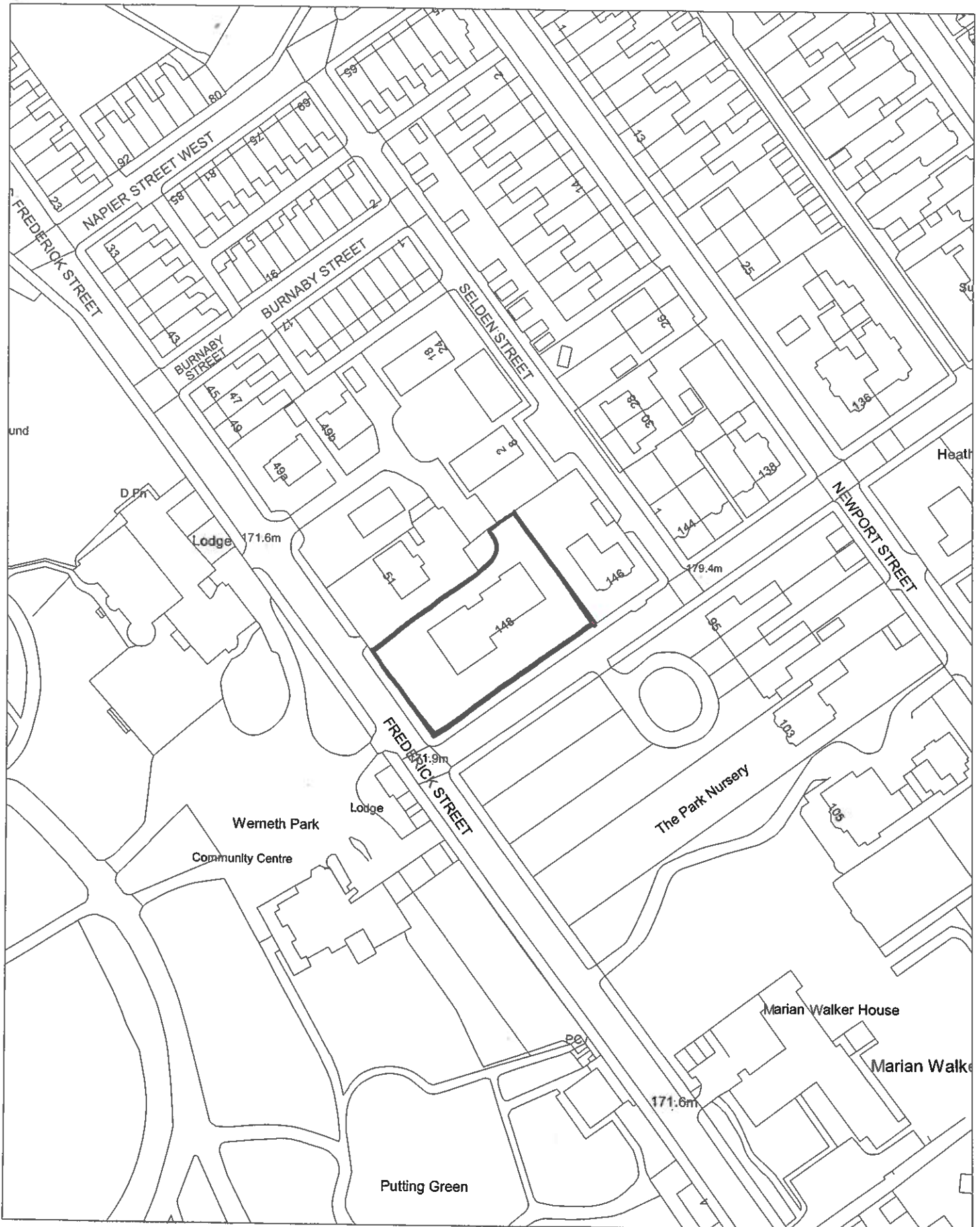
IMPORTANT ADDITIONAL INFORMATION

The fee for the deemed planning application is £335.00 half of which is payable to the Council and half to the Department for Communities and Local Government. There is no fee for the appeal itself.

A copy of this Enforcement Notice has been served on the following persons:-

Tahir Mahmood
148 Werneth Hall Road
Coppice
Oldham

Rashida Tahir
148 Werneth Hall Road
Coppice
Oldham



Alan Evans

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Metropolitan Borough 

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