

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 Metropolitan Borough Council ("the Council")

1. **THIS NOTICE** 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. The Annex at the end of the Notice contains important additional information.

2. **THE LAND TO WHICH THE NOTICE RELATES**

Land at 348 Hollinwood Avenue, Manchester, M40 0JB as shown edged red on the accompanying plan ("the Land").

3. **THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Without planning permission the unauthorised change of use of land to a mixed use for commercial premises and the stationing and residential occupation of a residential caravan on the Land.

4. **REASONS FOR ISSUING THIS NOTICE**

The unauthorised change of use of land to a mixed use for commercial premises and the stationing and residential occupation of a caravan is significantly harmful and seriously detrimental to the residential amenities of the surrounding residential occupiers and that of the surrounding area, including the local landscape. The development would be contrary to Policy 9 (Local Environment) of the Council's Development Plan Document - Joint Core Strategy and Development Management Policies.

It appears to the Council that the above breach of planning control has occurred within the last 10 years.

5. **WHAT YOU ARE REQUIRED TO DO**

Permanently cease the use of the Land for the stationing of a residential caravan and remove the caravan from the Land

6. **TIME FOR COMPLIANCE**

The actions specified in 5 above must be carried out within two months of this Notice taking effect

7. **WHEN THIS NOTICE TAKES EFFECT**

The Notice takes effect on 6 March 2015, unless an appeal is made against it beforehand.

Dated: 30 January 2015

Signed:

**For Paul Entwistle
Director of Legal Services
Council's Authorised Officer**

On behalf of: Oldham Metropolitan 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 7 of the notice.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on the date specified in paragraph 7 of the notice 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 specified in paragraph 6 of this 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 permission application is £770 half of which is payable to the Council. There is no fee for the appeal itself.


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

Le Property Investment Limited (company registration no. 7433952) of Doshi Accountants Limited, 6th Floor, Amp House, Dingwall Road Croydon CR0 2LX
Santander UK PLC (company registration no. 2294747) of 2 Triton Square, Regent's Place, London NW1 3AN
Mr Peter Lee of 348 Hollinwood Avenue, Manchester M40 0JB



Plan referred to in an Enforcement Notice under

my hand dated: 30th JANUARY 2014

Signed: 

OLDHAM 
Metropolitan Borough 

Planning Services
Oldham MBC
PO Box 30
Civic Centre
West Street
Oldham
OL1 1UQ

Contact Us -
Phone: 0161 911 4105
Fax: 0161 911 3104
Email: planning@oldham.gov.uk
Web: www.oldham.gov.uk

Date: 22/01/15

Scale 1:1250



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