

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 the junction of Ripponden Road and Grafton Street, Oldham as shown edged red on the accompanying plan (“the Land”)

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

Erection of metal canopy structures at the south-west end (adjacent to Parkfield Garage) and the north-east end (adjacent to Grafton Street) of the Land, and the erection of a single storey building between the canopies not in compliance with approved planning permission PA/342276/18.

4. REASONS FOR ISSUING THIS NOTICE

By reason of their size, scale, design and position and their overbearing and oppressive impact, the canopy structures are detrimental to the amenity of neighbouring properties and the area in general. The development is therefore 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 four years.

5. WHAT YOU ARE REQUIRED TO DO

1. Permanently remove the metal canopy structures from the Land.
2. Alter the external elevations of the recently constructed single storey building on the Land to comply with the plans approved under planning permission PA/342276/18.

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 27th May 2019, unless an appeal is made against it beforehand.

Dated: 25th April 2019

Signed: *Alan Entwistle*

**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 £1386 which is payable to the Council. There is no fee for the appeal itself.

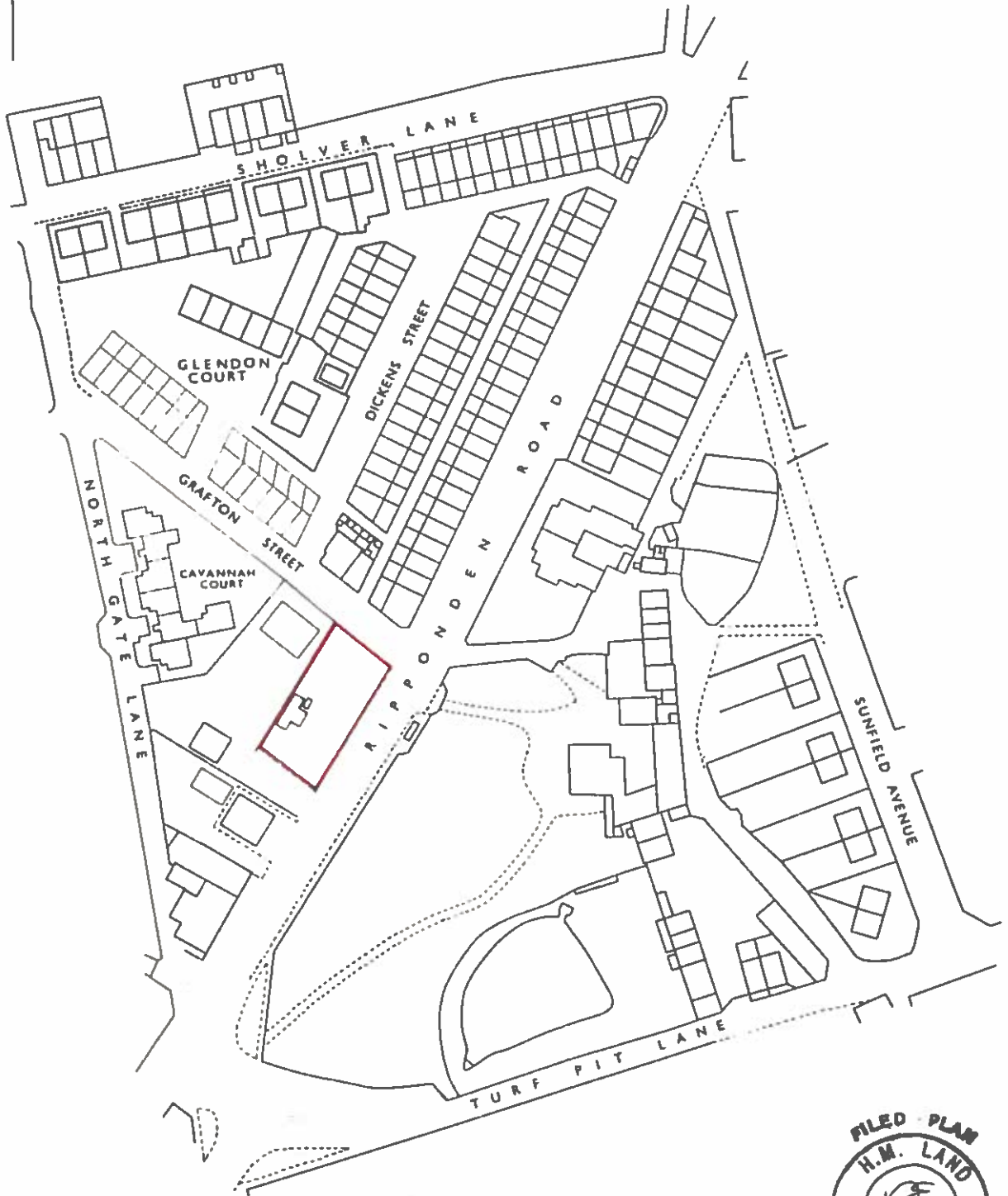
A copy of this Enforcement Notice has been served on the following persons: -

GFA Trading Limited of 3 Stonehouse Drive, Salford M7 2XY
Mr Hazhar Hassan Taha, Storm Tyres, 565 Hyde Road, Manchester M12 5NQ

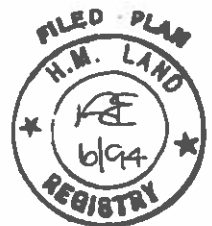
H. M. LAND REGISTRY

NATIONAL GRID PLAN SD 9507 SECTION G
GREATER MANCHESTER
OLDHAM DISTRICT

Scale 1/1250
Enlarged from 1/2500



Plan referred to in an Enforcement Notice
RELATING TO LAND AT THE JUNCTION OF
RIPPODEN ROAD AND GRAFTON STREET
OLDHAM
Dated:..... 25TH APRIL 2019



Signed:..... Alan Evans

No. GM664948