

**IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990  
(as amended by the Planning and Compensation Act 1991)**

**BREACH OF CONDITION NOTICE**

**ISSUED BY:** Oldham Metropolitan Borough Council ("the Council")

**TO:** **PARK DEVELOPMENTS LIMITED** of 12 Selborne Grove, Bradford, West Yorkshire BD9 4NL

1. **THIS NOTICE** is issued by the Council, under Section 187A of the above Act, because they consider that conditions imposed on a grant of planning permission, relating to the land described in paragraph 2 below, have not been complied with. The Council consider that you should be required to comply with the condition specified in this Notice. The Annex at the end of this Notice contains important additional information.

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

Hive House, Hive Street, Oldham, OL8 4QS as shown edged in red on the accompanying plan ("the Land").

3. **THE RELEVANT PLANNING PERMISSION**

The relevant planning permission to which this notice relates is the permission granted by the Council on 22<sup>nd</sup> August 2017 for the conversion of existing building to 12 no. self-contained flats, two storey extension, car parking and associated works Ref: PA/339344/16.

4. **THE BREACHES OF CONDITION**

The following conditions have not been complied with:

***Condition 2***

*The development hereby approved shall not be brought into use unless and until the car parking spaces have been provided in accordance with the approved plan received on 22nd November 2016 (Ref: Dwg No. KH-PLN1-100A2BR) and thereafter the parking spaces shall not be used for any purpose other than the parking and manoeuvring of vehicles.*

*Reason - To ensure that adequate off-street parking facilities are provided for the development so that parking does not take place on the highway to the detriment of highway safety.*

### **Condition 3**

*The development shall not be occupied unless and until details of facilities for the storage and removal of refuse and waste materials have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the building is brought into use.*

*Reason - To ensure that the use is not harmful to the amenity of occupiers of nearby residential properties.*

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

As the person responsible for the breaches of condition specified in paragraph 4 of this Notice, you are required to comply with the stated conditions by taking the following steps:

- a) Complete the construction of the car parking area as shown on approved plan KH-PLN1-100A2BR, mark out the site, and make the facility available for residents of the development.
- b) Provide details of facilities for the storage and removal of refuse and waste materials to the Council for approval and thereafter implement the approved scheme.

Period of compliance: **28 days** beginning with the day on which this Notice is served on you

Dated: 21 February 2020

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**

### **WARNING**

**THIS NOTICE TAKES EFFECT IMMEDIATELY IT IS SERVED ON YOU IN PERSON OR ON THE DAY YOU RECEIVED IT BY POST.**

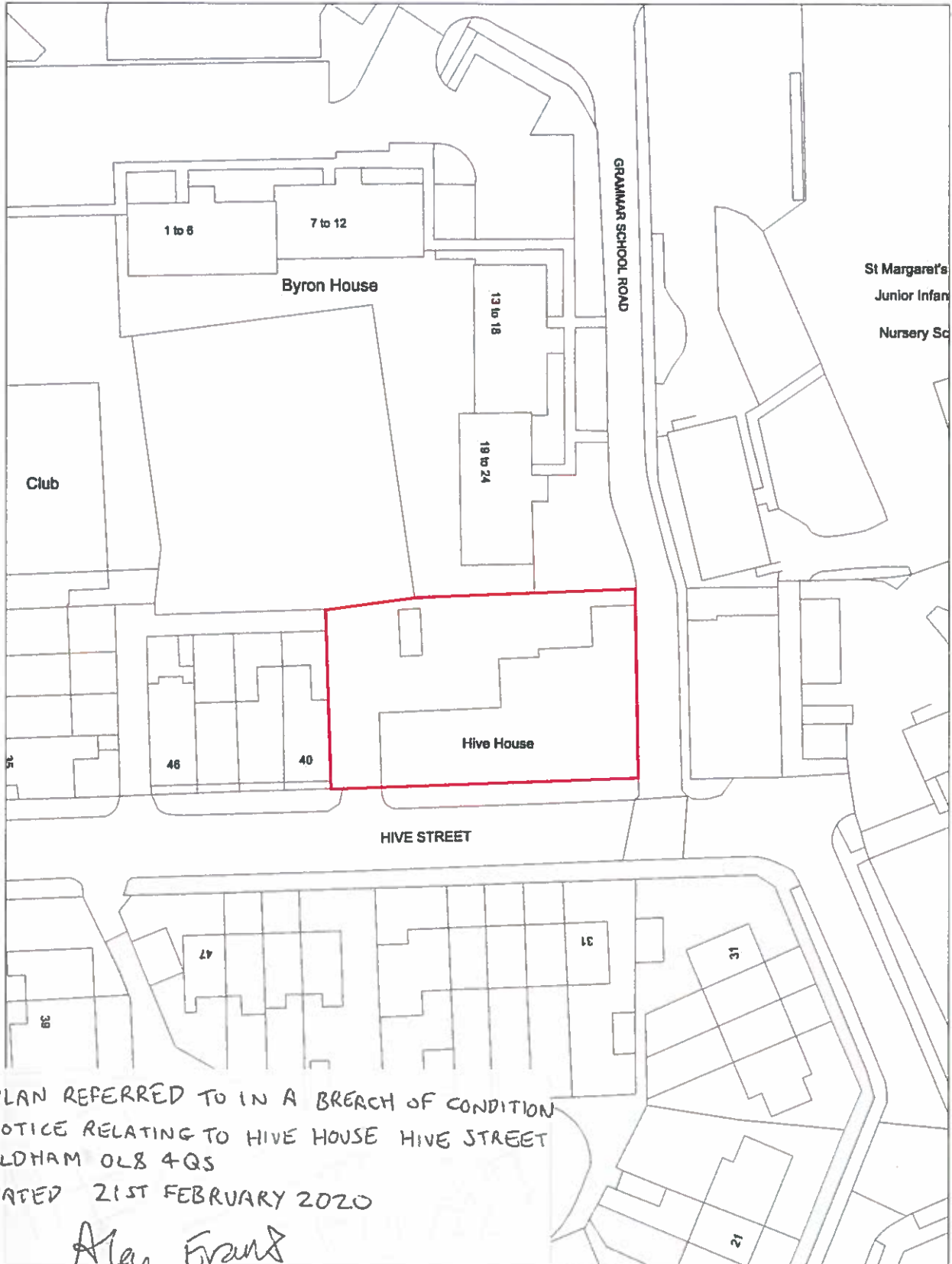
**THERE IS NO RIGHT OF APPEAL TO THE SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT AGAINST THIS NOTICE.**

It is an offence to contravene the requirements in paragraph 5 of this Notice after the end of the compliance period. You will then be at risk of immediate prosecution in the Magistrates' Court, for which the maximum penalty is £2,500 for a first offence and for any subsequent offence.

If you are in any doubt about what this notice requires you to do, you should get in touch immediately with Rachael Dodson – Greaves, Oldham Council, Civic Centre, West Street, Oldham OL1 1QN Telephone number 0161 770 3279.

If you do need independent advice about this Notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters. If you wish to contest the validity of the Notice, you may only do so by an application to the High Court for judicial review.

# Hive House, Hive Street



PLAN REFERRED TO IN A BREACH OF CONDITION  
 NOTICE RELATING TO HIVE HOUSE HIVE STREET  
 OLDHAM OL8 4QS  
 DATED 21ST FEBRUARY 2020

*Alan Evans*

Drawn by:	
Division:	
Drawing No:	
Date: 18:02:20	Scale: 1:625

Oldham Council  
 Civic Centre  
 West Street  
 Oldham  
 OL1 1UT

