

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

18 Greenacres Road, Oldham OL4 1HA, 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 change of use of the Land from a cleared site with planning permission for a Class B1(c) factory unit to a car sales business.

4. REASONS FOR ISSUING THIS NOTICE

The manner in which the car sales business is being operated is detrimental to highway safety. The parking layout does not meet the operational needs of the development which has led to additional and complicated manoeuvres being undertaken on the highway to the detriment of highway safety. As such, the development fails to comply with the provisions of Policy 14 (Supporting Oldham's Economy) and Policy 5 (Promoting Accessibility and Sustainable Transport Choices) and Policy 9 (Local Environment) of the Council's Development Plan Document – Joint Core Strategy and Development Management Policies.

The Land is allocated as a Business Employment Area on the Proposals Map pertaining to the Council's Development Plan Document – Joint Core Strategy and Development Management Policies. The use of the Land for car sales does not fall within the range of business and employment uses supported in such areas by Policy 14 (Supporting Oldham's Economy) 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 cease the use of the Land as a car sales business; and
2. Remove all vehicles and signage from the Land;

6. TIME FOR COMPLIANCE

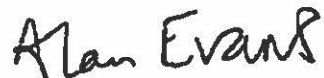
The actions specified in paragraph 5 above must be carried out within one month of this Notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

The Notice takes effect on 10 August 2020, unless an appeal is made against it beforehand.

Dated: 7 July 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

YOUR RIGHT OF APPEAL

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.

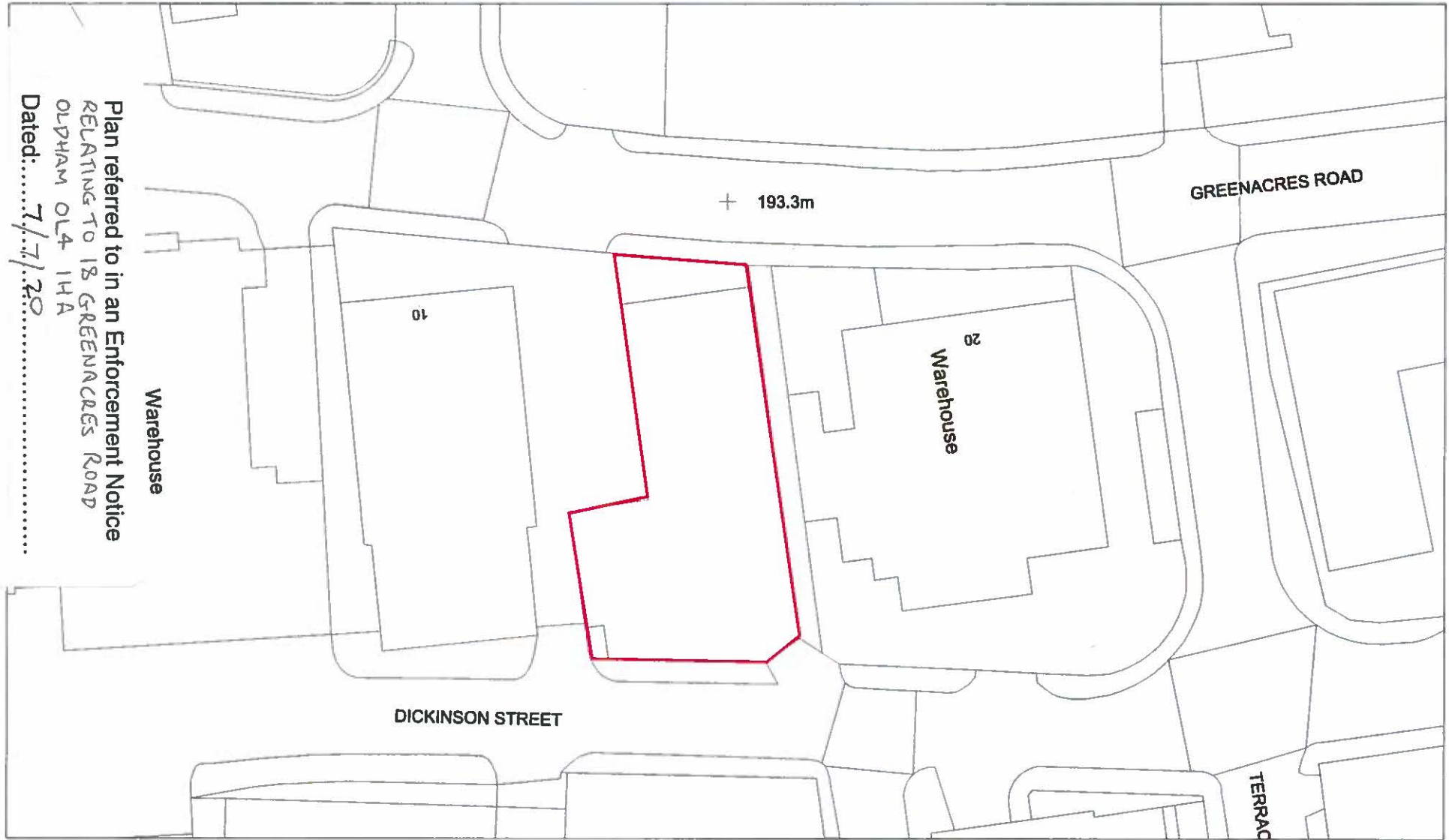
IMPORTANT ADDITIONAL INFORMATION

The fee for the deemed planning permission application is £462 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: -

Nasir Mahmood and Rashid Hussain of 123 Roundthorn Road, Oldham OL4 1QL

18 Greenacres Road, Oldham



Signed: Alan Evans

Plan referred to in an Enforcement Notice
RELATING TO 18 GREENACRES ROAD
OLDHAM OL4 1HA
Dated: 7/7/20

Drawn by:	
Division:	
Drawing no:	
Date: 07:04:20	Scale: 1:501

Oldham Council
Civic Centre
West Street
Oldham
OL1 1UT

