

CITY OF WOLVERHAMPTON COUNCIL
Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) (England) Order 2015

Agent

Samantha Lee
P4 Planning Limited
Unit 113 Timber Wharf
40 Worsley Street
Castlefield
Manchester
M15 4LD

Applicant

Mr Richard Sidaway
United UK 2021 C Propco 18 S.? r.l
c/o Agent

Our Ref:	24/00396/PAOTH
Site:	Unit 9 Satellite Industrial Park Neachells Lane Wolverhampton West Midlands WV11 3PQ
Proposal:	Demolition of existing vacant employment unit.

Your application to the City of Wolverhampton Council as the Local Planning Authority to determine whether prior approval was required in respect of your proposed demolition has been duly considered and you are hereby notified that the method of the proposed demolition (and restoration of the site) of which details were set out in your application, do not require the Council's prior approval. The proposed demolition may be carried out at any time up to and including **5th April 2029** (within five years of the date the application was received). Outside that period a further application will be needed.

1. The development hereby permitted shall accord with the submitted documents.

Reason: - For the avoidance of doubt.

Civic Centre
St Peter's Square
Wolverhampton
WV1 1RP
Telephone 01902 555610

Authorised Officer: _____
Date.: 5 April 2024



Mr Stephen Alexander

NOTES FOR INFORMATION

Under Section 80 of the Building Act 1984, the person undertaking the demolition must notify the Council's Building Control Service, who will issue a notice of conditions requiring certain works to be undertaken. A Section 80 Notice form can be downloaded from the council website at:

www.wolverhampton.gov.uk/environment/land_premises/buildings/regulations/building/application

Prior to the demolition of the building, Severn Trent Water will need to disconnect the water service from the water main. This needs to be done at least two months before the building is due to be demolished so that the service can be traced, the disconnection can be proved, plans updated, and the work can be carried out safely.

Please contact Severn Trent Customer Relations on 0845 7500 500 to ask for a disconnection request form, giving at least two months notice.

Please note that conditions attached to this consent may require details to be submitted to and approved by the Council. Submissions will need to be made with the appropriate fee using the form from www.planningportal.gov.uk. Also, please note that some conditions must have been discharged in writing before any work on site can commence.

In dealing with the application, the local planning authority has worked with the applicant in a positive, creative and proactive manner to secure a development that will improve the economic, social and environmental conditions of the area, in accordance with paragraph 38 of the National Planning Policy Framework (December 2023).

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to grant subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. You must do so within 6 months of the date of this notice on a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 0000) or online at <https://www.gov.uk/appeal-planning-decision>.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Civic Centre
St Peter's Square
Wolverhampton
WV1 1RP
Telephone 01902 555610



Authorised Officer: _____
Date.: 5 April 2024

Mr Stephen Alexander

- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Civic Centre
St Peter's Square
Wolverhampton
WV1 1RP
Telephone 01902 555610



Authorised Officer: _____
Date.: 5 April 2024

Mr Stephen Alexander