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town planning

Planning Services for Spaciotempo Customers

Spaciotempo has arranged for Mosaic Town Planning to assist its customers in providing advice about how planning requirements might affect their proposed temporary building, and in obtaining planning permission on their behalf.

Mosaic is an independent planning consultancy based in Manchester and providing a nationwide service. We have extensive experience of dealing with temporary buildings for uses ranging from industry and commerce, through to sport and recreation, education and agriculture.

By identifying the issues likely to be raised by local authorities and submitting a professional and fully justified planning application, we can minimise the likelihood of unnecessary delays or refusal, and by working closely with **Spaciotempo** we can help in providing a seamless service from your first expression of interest through to implementation.

The Need for Planning Permission

Mosaic can provide initial advice about whether planning permission will be required for a temporary building. This will usually be needed, particularly where it has any degree of permanence and cannot readily be moved. Exceptions include site buildings during the construction of another development with planning permission, or in connection with certain temporary uses of land for not more than 28 days in a calendar year.

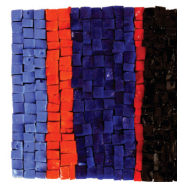
The Planning Process

The basic requirements for submitting a planning application are the application forms together with the fee, a location plan, plans of the proposal, and a Design and Access Statement explaining how the proposal has been arrived at. We will obtain and produce these documents as required and submit the application.

The application will need to specify the period for which permission is needed. Permission will normally be time-limited for a temporary structure, although it is possible to apply for a renewal.

In the case of a temporary building, the Council is likely to ask why permission for a permanent structure is not being sought. Possible explanations might be initial cost, an urgent need for accommodation, or a temporary or seasonal requirement. This information should also form part of the application

When an application is submitted, the Council will carry out consultations which will include neighbouring properties. Criteria for assessing a proposal might include the visual impact, any concerns about the amenity of nearby residents, whether access, servicing or parking arrangements are affected, and any implications for trees or nature conservation. Occasionally it might be necessary to obtain additional advice on specialist issues, for example where a landscaping scheme is required, and we can manage this on your behalf.



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The Council should determine the application within 8 weeks of submission, although this may be reduced if it is not contentious. According to the individual Council's procedures and whether objections are received, the decision might be made by officers or it may need to go before a planning committee. In any case, we will maintain a dialogue with the Council, deal with any matters arising and advise you of the outcome. Providing a fully justified proposal and addressing potential issues in advance should mean that refusal is unlikely, but we can submit an appeal on your behalf should this occur.

Unauthorised Development

On occasion, businesses carry out development without planning permission. Any such development is at the customer's own risk and a Council may consider enforcement action, although it may agree to delay this if there are special circumstances such as an urgent economic need and a retrospective planning application is quickly made.

In such circumstances, or when development is not carried out fully in accordance with a permission granted, it is important to begin immediate negotiation with the local authority to resolve the situation and this is part of the service which we can offer.

The Next Steps

Your first point of contact should be **Spaciotempo**. Once you have discussed your requirements with them, they will provide us with details so that we can confirm the likely costs of our services. Should you choose to accept, this will be part of your fee arrangement with **Spaciotempo**.

You will of course be free to contact us directly at any time to discuss any planning issues arising and the progress of your application.

Mosaic Town Planning
40 Princess Street
Manchester
M1 6DE

Tel: 0161 234 0016
enquiries@mosaictownplanning.co.uk