

NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Mrs Carmen Janit
28 Winchester Avenue
Prestwich
Manchester
M25 0LJ

PART 1 - Particulars of Application

Application Number: 68893

Date of Registration: 13/10/2022

Proposal:

Change of use from residential dwelling
(Class C3) to therapy consulting rooms/office
(Class E)

Location:

92 Stand Lane, Radcliffe, Manchester, M26
1JU

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings
Location Plan (Dwg No. TQRQM22250210404121)
Site Plan (Dwg No. TQRQM22250210118666)
Proposed Floor Plans dated 17/10/2022
and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
- 3 The use of the building hereby approved shall not commence until secure cycle parking for two bicycles have been provided at the site. The facility shall remain available for users of the development thereafter.
Reason. To secure satisfactory cycle facilities on site and in accordance with Unitary Development Policies HT6 - Pedestrians and Cyclists; HT6/1 - Pedestrians and Cycle Movement.
- 4 The use hereby approved shall not be open to customers outside the following times:
09:00 to 18:00 on Mondays to Fridays
Reason. To safeguard the amenities of the occupiers of nearby residential

accommodation pursuant to policies EC4/1 and EC5/3 of the Bury Unitary Development Plan.

- 5 The premises to which this approval relates shall be used only for Class E (c) (i) Financial services, (ii) Professional services, (e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner) or (g) (i) Offices to carry out any operational or administrative functions.
Reason. In order to protect the amenity of neighbouring properties, pursuant to policies EC4/1 and EC5/3 of the Bury Unitary Development Plan.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

EN1/2 EN1/2 - Townscape and Built Design
EC4/1 EC4/1 - Small Businesses
EC5/3 EC5/3 - Other Office Locations
HT2/4 HT2/4 - Car Parking and New Development
HT6 HT6 - Pedestrians and Cyclists

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

Location Plan (Dwg No. TQRQM22250210404121)
Site Plan (Dwg No. TQRQM22250210118666)
Proposed Floor Plans dated 17/10/2022

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

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On behalf of the Council

Date of Decision: 12/12/2022