

NOTICE OF PLANNING PERMISSION

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

To:

Mr Andrew Walkden-Cooke

Hair by Andrew Walkden

192 Parr Lane

Bury

BL9 8JS

PART 1 - Particulars of Application

Application Number: 69874

Date of Registration: 31/07/2023

Proposal:

Change of use of existing outbuilding at rear
of residential property (Class C3(a)) to
hairdressing business (Class E)

Location:

192 Parr Lane, Bury, BL9 8JS

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 - Revised proposed site plan with garden room DP209 02 rev A; Red edge location plan received 10/7/23 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 hereby permitted shall be carried on only by Mr Andrew Walkden-Cooke of 192 Parr Lane, Bury BL9 8JS and shall be used for hairdressing only and for no other purposes, including any other purpose within Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or as subsequently amended.
Reason. In the interests of residential amenity and highway safety pursuant to UDP policies EC4/1 - Small Businesses and EN1/2 - Townscape and Built Design.
- 4 The use hereby permitted shall not be open to customers outside the following times: 09.00 to 18.00 Mondays to Fridays and 09.00 to 16.00 Saturdays.
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to UDP Policies EC4/1 - Small Businesses and EN1/2 - Townscape and Built Design. .

- 5 There shall be no direct means of pedestrian access between the site/outbuilding and the unadopted rear access in association with the hairdressing use proposed. Reason. In the interests of highway safety and residential amenity pursuant to Bury Unitary Development Plan Policy EC4/1 - Small Businesses.

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

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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:

NPPF National Planning Policy Framework
EC4/1 EC4/1 - Small Businesses
EN1/2 EN1/2 - Townscape and Built Design
HT2/4 HT2/4 - Car Parking and New Development

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:

Revised proposed site plan with garden room DP209 02 rev A; Red edge location plan received 10/7/23.

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 3

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On behalf of the Council

Date of Decision: 19/09/2023