

NOTICE OF PLANNING PERMISSION

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

To:

Mr Rashid Mehmood
I. Planning Services
2A Cook Stret
Bury
BL9 0RP

On Behalf Of:

Mrs Shamimara Uddin
108 Ainsworth Road
Bury
BL8 2RS

PART 1 - Particulars of Application

Application Number: 70664

Date of Registration: 11/04/2024

Proposal:

Change of use of No.108 Dwelling (class C3) to dental clinic (class D) merge with existing dental clinic at No.110, Window to front elevation; 3 new parking bays at rear, and single storey rear extension.

Location:

108 & 110 Ainsworth Road, Bury, BL8 2RS

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 numbered -

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Existing floor plans and elevations sheet 2 of 4
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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 Notwithstanding the details shown indicatively on approved plan references SHT 3 of 4, no development shall commence unless and until full details of the provision of the 3 No. parking bays at the rear of the property, incorporating the provision of a new access to the parking area from Back Ainsworth Road, measures to prevent access

to the parking area from Ramsey Grove, provision of a 5.0m minimum length hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adjacent highways, and all associated footway remedial works required to reinstate the footway to its former condition prior to commencement of the development and demolition of the affected garage/boundary alterations, have been submitted to the Local Planning Authority. The details subsequently approved shall be implemented to an agreed programme.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the highways that abut the site, all in the interests of highway safety pursuant to Policies EC4/1 - Small Businesses, HT2/4 - Car Parking and New Development, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

- 4 The bin storage facilities indicated on the approved plans shall be provided before the use hereby approved commences and shall subsequently be maintained available for use at all times.

Reason. To ensure adequate off-highway bin storage facilities are provided within the curtilage of the site, in the interests of road safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, EC4/1 - Small Businesses

- 5 The external finishing materials for the proposal hereby approved shall match those of the existing building.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

- 6 Prior to occupation/first use of the development hereby approved, one electric vehicle (EV) charging point (minimum 7kW*) shall be provided. Certification and photographic evidence of the installation of the electric vehicle charge points shall be submitted.

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used.

Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Reason. In accordance with the NPPF, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life.

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:

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
CF1/1	CF1/1 - Location of New Community Facilities

S1/5 S1/5 - Neighbourhood Centres and Local Shops
JP-C5 Streets For All
JP-C6 Walking and Cycling

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:

Existing site, block and location plan sheet 1 of 4

Existing floor plans and elevations sheet 2 of 4

Proposed site plan sheet 3 of 4

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NOTES TO APPLICANT

- . The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the developer.

Signed:



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On behalf of the Council

Date of Decision: 03/06/2024