

NOTICE OF PLANNING PERMISSION

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

To:

Mr Lewis Tudor
223A Bury Old Road
Whitefield
Manchester
M25 1JE

PART 1 - Particulars of Application

Application Number: 67257

Date of Registration: 24/11/2021

Proposal:

Retrospective change of use from 1st floor residential flat (C3 use) to tattoo/beauty business (Class E)

Location:

223A Bury Old Road, Prestwich, Manchester, M25 1JE

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 This decision relates to revised location and site plans received 06/04/22 and floor plan received 17/01/22 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.
- 2 The use hereby permitted shall not be open to customers outside the following times: 0830hrs to 1800hrs Monday to Saturday
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to UDP Policies S1/4 Local Shopping Centres and S2/1 All New Retail Proposals.
- 3 The refuse storage arrangements within the rear yard, indicated on the approved site plan, shall remain available at all times.
Reason - In order to ensue that the development would maintain adequate facilities for the storage of refuse in the interests of amenity and pursuant to the following Unitary Development Plan Policy EC6/1 Assessing New Business, Industrial and Commercial Development.

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:

EC4/1 EC4/1 - Small Businesses
EC6/1 EC6/1 - New Business, Industrial and Commercial Development
S1/4 S1/4 - Local Shopping Centres
S2/1 S2/1 - All New Retail Proposals: Assessment Criteria
NPPF National Planning Policy Framework

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 location and site plans recieved 06/04/22 and floor plan recieved 17/01/22.

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 28/04/2022