

NOTICE OF PLANNING PERMISSION

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

To:

Mr Robert Spavin
Concept Studio Architecture Ltd.
3 Swiss Cottage
Swiss Hill
Worsley
Alderley Edge
SK9 7DP

On Behalf Of:

Mr W Rashid
46 Blackburn Street
Radcliffe
Manchester
M26 1NQ

PART 1 - Particulars of Application

Application Number: 67987

Date of Registration: 20/04/2022

Proposal:

Part change of use of retail unit (Use Class E) to form 3no. flats (Use Class C3) and alterations to external elevations including the installation of cladding and external staircase

Location:

46 Blackburn Street, Radcliffe, Manchester, M26 1NQ

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 drawing nos. CSA_55_PL_001 and CSA_55_PL_002 C 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 bin storage facilities indicated on approved plan reference CSA_55_PL_001 shall be maintained for the lifetime of the development.
Reason. To ensure adequate off-highway bin storage arrangements are provided within the curtilage of the site, in the interests of highway safety, pursuant to Bury Unitary Development Plan Policy EN1/2.
- 3 The cycle storage indicated in the approved plans shall be implemented within 3 months of the date of the planning permission and shall thereafter remain available for users of the development.
Reason. To secure satisfactory cycle facilities on site and in accordance with Bury Unitary Development Policies HT6 - Pedestrians and Cyclists and HT6/1 - Pedestrians and Cycle Movement.

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:

H1/2 H1/2 - Further Housing Development
H2/4 H2/4 - Conversions
EN1/2 EN1/2 - Townscape and Built Design
HT2/4 HT2/4 - Car Parking and New Development
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:

Drawing no. CSA_55_PL_001 and CSA_55_PL_002 C

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 15/08/2022